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14 AGNES STREET,
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

JANUARY 2025
FILE #11064

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1. INTRODUCTION

Weston Consulting is the professional planning consultant for Normaple Development Ltd. and The Alton Development Inc. (collectively the “Seaton Group”), the legally registered and beneficial owner of the property located at 14 Agnes Street, in the Town of Caledon (the “subject lands” or “site”). The owner is proposing to develop the subject lands with 65 townhouse units within 14 separate condominium blocks. The proposed development seeks to create an attractive, contextually appropriate and ecologically sensitive infill development that incorporates Low Impact Development (LID) design principles and technologies through a private servicing scheme.

Applications have been submitted to the Town of Caledon through the Pre-Consultation Development Application Review Team (“DART”) process for a Zoning By-law Amendment and Draft Plan of Subdivision to permit the proposed development. A formal Zoning By-law Amendment application and Draft Plan of Subdivision application are now being submitted pursuant to the formal process as prescribed in the *Planning Act*.

This addendum to the original Planning Justification Report, dated March 2023, provides an updated planning rationale in support of the proposed development in accordance with good planning principles. It is recognized that future Subdivision Agreement and related Engineering Approvals, Draft Plan of Condominium and Building Permit applications will be required to fully implement the proposed development and will be submitted at the appropriate time in the planning process.

2. PURPOSE OF THE REPORT

The purpose of this Report is to provide an addendum to the original Planning Justification Report for the subject lands, dated March 2023 (“2023 PJR”). The 2023 PJR was prepared by Weston Consulting and submitted to the Town of Caledon as part of the DART process. Since March 2023 there have been significant changes to Provincial planning legislation, specifically the new Provincial Planning Statement (“2024 PPS”), which is in effect as of October 20, 2024. The 2024 PPS replaces and combines the Provincial Policy Statement (2020) and Growth Plan for the Greater Golden Horseshoe (2019) (“Growth Plan”). At the municipal level, the Town of Caledon Council adopted the “Future Caledon” Official Plan (“Adopted OP”) on March 26, 2024, which is currently with the Ministry of Municipal Affairs and Housing for approval. Once approved, the Adopted OP will replace the 1978 Town of Caledon Official Plan that is currently in-force and effect. Although the Adopted OP is not in effect or determinative of the proposed development, it has been appropriately considered in the preparation of these applications.

This Report evaluates the proposed development against the new and updated policies that were released after the 2023 PJR. Additionally, this Report captures recent changes made to the development proposal pursuant to discussions with City Staff and feedback received from a developer-led open house held in March 2024, as well as comments received as part of the DART process.

This Report builds upon the previous 2023 PJR and is a supplementary document to our previous analysis and opinions. The following documents were thoroughly reviewed in the 2023 PJR and will therefore not be discussed further in this Report. This Report should be read in conjunction with the 2023 PJR. Please refer to the 2023 PJR for analysis and justification of the proposed development in accordance with the following documents:

- The Planning Act R.S.O. 1990;
- Provincial Policy Statement, 2020;
- Greenbelt Plan, 2017;
- Region of Peel Official Plan (April 2022); and
- Town of Caledon Official Plan (April 2018 Consolidation).

Overall, this Report provides planning analysis and justification for the proposal in accordance with good planning and urban design principles and demonstrates how in our opinion the proposed development is in the public interest. It further provides a basis for the advancement of the planning applications through the planning process.

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3. SUMMARY OF DEVELOPMENT PROCESS

3.1 DART SUBMISSIONS

An initial DART meeting for this project was held on June 18, 2020 to explore three alternative built forms and sanitary sewage treatment and disposal options. The outcome of that meeting was confirmation that a communal sewage treatment system was not an option due to the Region of Peel's policy to not accept a Responsibility Agreement, leaving individual on-site treatment systems as the only option. As the approach of blocks of up to five townhouse units sharing an on-site treatment system was deemed viable and compliant with various policies regarding individual on-site sewage systems, this was selected as the preferred alternative.

Due to delays in submitting a complete application a second DART meeting was held on May 5, 2022 to discuss the proposed development and determine required studies and materials. Pursuant to the now repealed Town of Caledon By-law 2022-052, a Pre-Application Review Committee ("PARC") meeting was then held on November 24, 2022 to extend the validity of the May 5 DART checklist.

On March 28, 2023, a new DART application was submitted in accordance with the previously mandatory DART process. The initial submission included a variety of supporting materials, including the 2023 PJR. Comments on the initial submission were received from relevant agencies between March 2023-July 2023, and meetings were held between Town Departments and Seaton Group to review and discuss the comments. In response to comments received and discussions held with staff, a resubmission of the DART application was made on December 21, 2023, once again through the DART process.

3.2 APPLICANT-LED OPEN HOUSE

Following the second DART submission, and by request of the Town of Caledon as part of the Pre-Consultation process, a Public Information Meeting ("PIM") was organized and held by Seaton Group in person on March 27, 2024. Residents were provided with an opportunity to meet the consultant team, explore information boards, attend a presentation detailing the proposed development, and provide questions and comments to the applicant and consultant team. Notice was provided to the public prior to the PIM, and residents provided comments at the PIM and/or by email before and after. Public comments are summarized and addressed in Section 5.0 of this report. Seaton Group has been working with the consultant team since this time to update the development proposal based on comments received from the public, as well as comments received from various Town departments and other commenting agencies as part of the fourth DART submission.

3.3 FORMAL SUBMISSION

On July 23, 2024, the Town of Caledon repealed its Pre-Consultation By-law (By-law 2022-052) in its entirety; therefore, making Pre-Consultation no longer a requirement at the Town. This was passed in response to the Provincial *Cutting Red Tape to Build More Homes Act, 2024* (Bill 185), which received Royal Assent on June 6, 2024. Bill 185 removes a municipal council's ability to pass a by-law that mandates pre-consultation meetings prior to a formal development application submission. Also repealed as part of Bill 185 are fee refund provisions, introduced under Bill 109 in 2022.

In August 2024, a discussion was held with staff to determine the best path forward for the submission in light of Bill 185 and the repeal of the Town's Pre-Consultation By-law. It was determined at this meeting that Seaton Group should move forward with a formal development application in accordance with the *Planning Act*, as the Pre-Consultation DART process was well-advanced and that significant pre-consultation was undertaken through the DART process.

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4. PROPOSED DEVELOPMENT

Following the last DART submission to the Town of Caledon, comments were received from municipal departments and other relevant agencies, along with comments from residents as described in Section 3.2 of this Report. The development proposal has since been revised to address these comments as summarized in this section. Please refer to the 2023 PJR for a fulsome summary of the development proposal. The following notable updates have been made to the development proposal:

Additional Road Access:

Whereas the development proposal in the DART process proposed a single vehicular access on the east end of the subject lands from Agnes Street, the secondary pedestrian link and emergency access on west end of the subject lands is now proposed to be converted to a second full moves vehicular access connecting the subject lands to Emeline Street, a local road west of the site. The proposed roadway will constitute a common area in the future draft plan of condominium application, along with the proposed open space in the northwest corner of the subject lands that will facilitate tree planting. A 1.5-metre-wide sidewalk is proposed on the northside of the proposed private road to maintain a pedestrian connection as initially proposed.

Larger Common Amenity Green Space:

The revised development proposal increases the total area of the common amenity green space, from 851square metres to 1,078 square metres in the revised proposal. This expansion of the common amenity green space provides additional space for local residents.

Additional Visitor Parking Spaces:

Whereas the initial development proposal included 14 total visitor parking spaces around the common amenity green space and in the western portion of the subject lands, the revised development proposal adds two visitor parking spaces around the common amenity green space for a total of 16 spaces.

Reduced Unit Count:

As a result of the additional road access to Emeline Street and the expansion of the common amenity green space, the total unit count proposed on the subject lands is reduced from 67 units to 65 units. More specifically, townhouse Block 14 is reduced from 5 units to 4 units due to the western expansion of the common amenity green space, and townhouse Block 6 is reduced from 5 units to 4 units due to the overall shift of the blocks to make room for the second vehicular access to Emeline Street. The same number of residential Blocks are proposed on the subject lands, being 14 blocks with a maximum of 5 units per block. The total area of the residential blocks on the subject lands has decreased from 3.34 hectares (8.25 acres) to 3.27 hectares (8.08 acres).

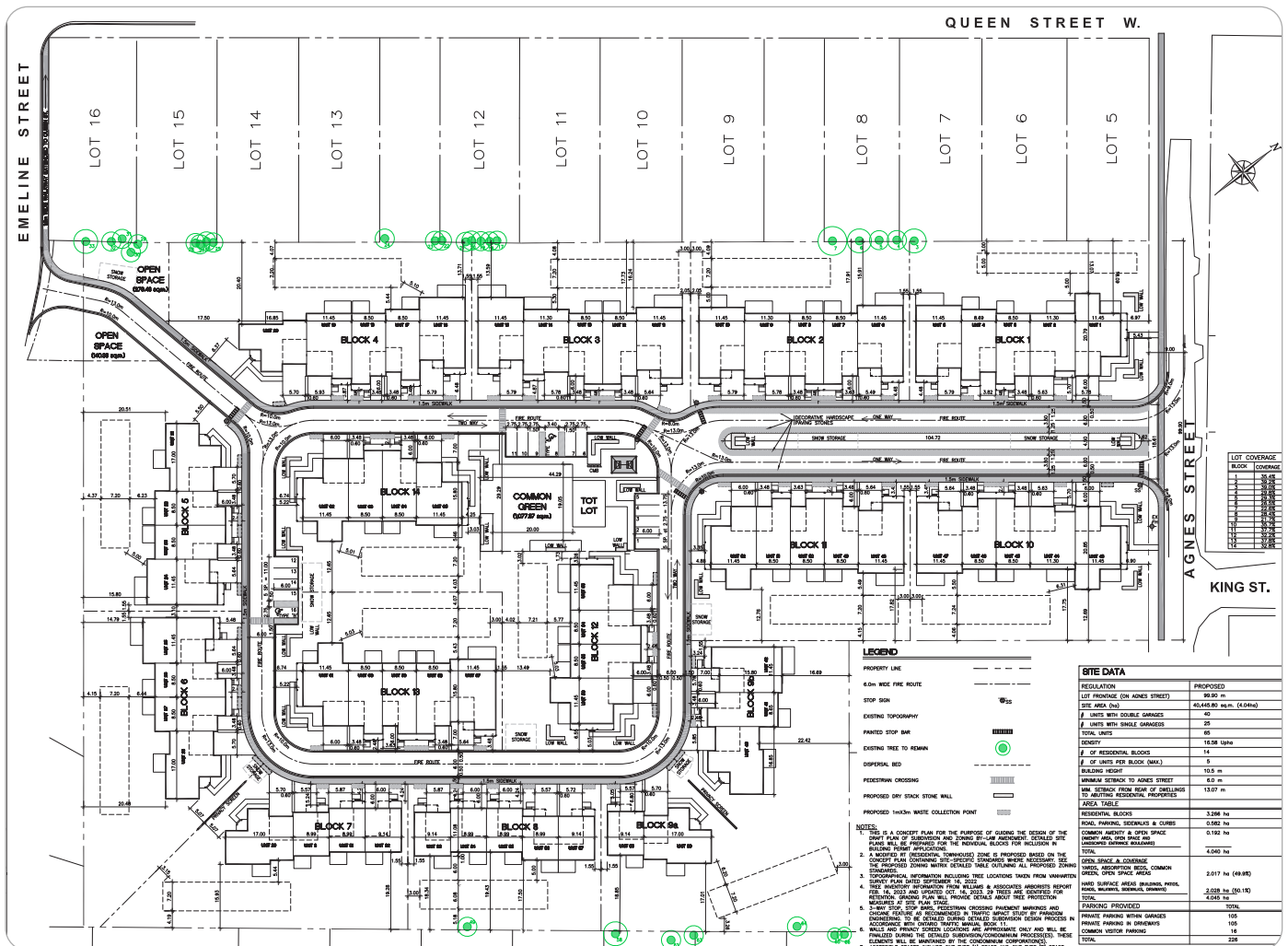


Figure 1: Site Plan

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5. PUBLIC CONSULTATION

Seaton Group and the broader consultant team have engaged closely with the public to answer questions and seek feedback on the proposed development. As referenced in Section 3.2 of this Report, Seaton Group led a PIM on March 27, 2024 at the Alton Mills Arts Centre. The PIM was well attended by the public and comments were provided both in-person and by email to Town Staff and/or the applicant. Following a thorough review of all comments, Weston and Seaton Group organized the comments into the following nine (9) categories:

1. Density
2. Built Form / Compatibility
3. Traffic and Circulation
4. Sewage Systems
5. Stormwater Management
6. Public Access / Open Space / Common Amenity Green Space
7. Lighting
8. Construction Logistics
9. Natural Environment

The following summarizes how comments in each category were addressed:

Density

Concerns were raised about the proposed density being too high in the context of the village of Alton. A strong preference was expressed for more single detached homes.

The proposed density is significantly less than typical townhouse projects. The proposed unit count of 65 ground-oriented units on 4.04 hectares provides a density of approximately 16.58 units per hectare. This is an appropriate density that forms a gentle intensification of the site, while recognizing existing community character. The development proposal can be considered gentle intensification generally in accordance with Village/Hamlet density ranges and below minimum standards for more established settlements. The development broadens Alton's variety of built form, thus providing a broader range and mix of housing opportunity in accordance with provincial policy direction that will contribute to a complete community.

Built Form / Compatibility:

Members of the public raised questions about the design of the homes and how they will affect Alton as a historical village. As townhouses do not currently exist in the village of Alton, residents raised concern that this sets a precedent for a housing typology that is incompatible with the local context, arguing that a preferred built form would be single detached dwellings. Some residents also hold concerns with the height of the townhomes, particularly for residents residing on Queen Street West who face the rear of the proposed townhomes on Blocks 1-4 that will be elevated in comparison with the Queen Street properties.

While there are no townhouses currently in the village, townhouses exist in many other small communities within Caledon and elsewhere in Ontario. The lack of existing townhouses does not preclude a new form of housing in the village. The provision of townhouses fills a gap in the current housing stock in the village and supports provincial and municipal policy. Creating a new development that is compatible can be accomplished through good design, thoughtful and creative architecture, landscape architecture and site planning.

To add visual interest to the streetscape, a mix of distinctive architectural styles found in the historic parts of the village such as the Regency Cottage, Georgian, and Victorian style are considered in the design. Considering that buildings in Alton were frequently 1.5 stories high, the initial design process takes that into account, along with details such as porches and porticos, balanced forms, and design. Staggered unit positions will make for a more organic appearance, similar to the existing village which has varying setbacks. This is further elaborated in the Urban Design and Cultural Heritage Brief prepared by ATA Architects.

Regarding concerns of building heights in Blocks 1-4, the intention is to not allow three storeys at the rear of blocks. Accordingly, the Zoning Amendment is being revised to ensure that the facade of the units backing onto the homes around the site will be a maximum of 2 storeys including any walkout or lookout basement walls. Any lofts or partial 2nd storeys in those homes will face the internal streets with no exposed wall or windows facing the abutting residences. Additionally, the site is located internal to the block and existing settlement, thus there will be significant screening of the development from major streets in the village.

Traffic and Circulation:

Concerns were raised about the development utilizing a single access off Agnes Street and it was suggested that an additional access is necessary in order to prevent a heavy concentration of traffic on Agnes Street and nearby King Street, Queen Street West and McClellan Road. Residents noted that these streets do not currently have sidewalks, therefore increased traffic on these streets present a threat to pedestrian safety. Questions were also raised about the viability of the proposed emergency exit onto Emeline Street and how it would ultimately function.

The Transportation Impact Study prepared by Paradigm indicates that additional traffic from the site is expected to add less than 5 seconds of delay at the neighbouring intersections and concludes that the single access is sufficient. Notwithstanding the technical findings, the applicant has opted to convert the walkway/emergency access out to Emeline Street to a second vehicular access point with a sidewalk on the north side of the access. Preliminary analysis indicates that this change will reduce traffic counts between Agnes Street and the subject lands by approximately 6 vehicles during peak hour, while also providing greater vehicular connectivity.

Regarding sidewalks, a sidewalk will be installed along Agnes Street from Queen Street West to the site's southern limit at the expense of the developer and in coordination with the Town as part of the Subdivision Agreement process. The applicant will also be responsible for the installation of a sidewalk on the east side of Emeline Street from the newly proposed site access and egress north to Queen Street. It was noted in the Public Information Meeting that the missing gap on Agnes Street (between Davis Drive and the south boundary of this site) would be the responsibility of the Town.

Sewage Systems:

Members of the public have raised multiple concerns about the ability for five townhouse units to be on a single sewage system. The major concerns include, but are not limited to the frequency of inspections, enforcing proper use of the systems, and the potential for contaminating neighbouring soils and waterways.

A separate wastewater systems information summary document has been prepared as part of this submission. The document provides a factual outline of the regulatory context, site hydrogeological and groundwater research undertaken, an overview of the proposed treatment system, anticipated conditions of approval, operational/maintenance requirements and practices, and a summary of possible problem scenarios and how they will be mitigated.

The sewage system designs are rigorous and subject to numerous regulations and checks and balances. Condominium corporations under professional management will be responsible for the systems to ensure that monitoring and maintenance requirements are imposed, and responsibility is shared collectively between groups of four or five neighbours, which will be included in the condominium documents and regulations.

The original Hydrogeological Report and Wastewater Functional Servicing report have been updated to address comments raised by the Peer Reviewer engaged by the Town.

Stormwater Management:

Concerns were raised about stormwater management, including but not limited to the potential for neighbouring land parcels to flood and stormwater draining onto Agnes Street, which lacks modern stormwater infrastructure.

Stormwater Management (SWM) engineering has been carried out by Greck Engineering including preliminary grading, servicing and erosion and sediment control plans, a Functional Servicing and Stormwater Management Report, and Agnes Street Urbanization Stormwater Management Design Brief, which collectively demonstrate how the development proposal will comply with current requirements and criteria for water quality and quantity, water balance and erosion control.

Because of the requirement to maintain pre-development flow patterns, the vast majority of the stormwater is designed to continue to be directed to the east side of the property via an upgraded storm sewer system discharging to an existing outlet to Shaw's Creek just east of 1422 Queen Street West.

The development proposal includes a full reconstruction/retrofit of Agnes Street to Caledon's residential road standard on the west side of the street from the southern boundary of this site north to Queen Street West. This includes a sidewalk and piped storm sewer to replace the west side ditch. Pipe sizing is to be oversized to include an allowance for future upgrades to the east side of Agnes Street that may be carried out by the Town in the future.

Public Access / Open Space / Common Amenity Green Space:

Concerns were raised whether the public would have access through the development considering it is proposed as a condominium development. Concerns were also expressed about the size of the proposed common amenity green space.

The development's status as a condominium development will not be a barrier for non-residents to enter the site. The road/sidewalk plans have been designed as an interconnected part of the overall village pedestrian network, encouraging both walkers and cyclists to traverse through the site.

In response to resident comments, the applicant has agreed to remove a housing unit in Block 14 and increase the size of the Common Green by its width (8.5 meters). The proposed common green now measures approximately 1,078 square metres (0.27 acres) and is sufficient for a development of this size.

Lighting:

Concerns were raised regarding the light pollution that the proposed development could bring, noting how LED lighting can penetrate into people's homes and prevent the viewing of the night sky.

Streetlight design and photometric analysis will be carried out during the detailed design stage of the project. The applicant agrees with the principle of lower-level lighting, and will work with the Town to minimize impacts and ensure its development standards for lighting controls are met.

Construction Logistics:

Concerns were raised related to the potential blasting of rock to construct the houses, in addition to the timing of construction and the movement of construction vehicles to and from the subject lands.

Preliminary engineering design indicates that much of the site is to be raised, so basements won't be built into bedrock. If boulders are encountered, they will be removed by an excavating machine. In the unlikely event boulders too large to excavate or bedrock is encountered, it will be broken up with rock breaking equipment (rock hammer attachments mounted on large excavators) during regular/mid-day construction hours so as not to be a nuisance to the community.

In terms of the length of construction, site servicing should take approximately 6 months. Building construction for a project of this size usually takes 1 to 2 years from Building Permit availability, depending on sales momentum and whether it is done in phases. This construction timeline includes all aspects of the construction process from initial servicing works to completing landscaping and obtaining certifications. Details about construction access and operation are normally dealt with during the detailed design stage, at which timing of construction access, staging plans, and more are embedded into the engineering plans and Subdivision Agreement. Because the site is in the middle of the village, there are no options to by-pass all existing residential areas. Accordingly, the focus will be on hours of operation, dust control and security. Through future development review processes, the applicant will work closely with the Town on a Construction Management Plan that will minimize impact to the surrounding community during construction periods.

Natural Environment:

Beyond water, concerns were raised about other environmental impacts resulting from the development, including flora and fauna.

The subject lands are an infill site within a community that already contains existing buildings, residential lots, driveways, roadways and parking areas which surround the site on all sides. As such, the site is physically separated from any natural heritage features, while is already zoned for residential use as of right. At the beginning of this project a site meeting was held with the Credit Valley Conservation Authority ("CVC") to discuss environmental matters, including a discussion about flora and fauna. No concerns were raised, or additional environmental studies were requested by the CVC or other departments or agencies due to the already-disturbed nature and pre-existing zoning permissions of the site.

A tree inventory following the Town's required methodology was carried out and no trees of noteworthy species and/or quality were identified within the site. Perimeter trees that are of a quality, health/condition, species and size that warrant preservation were identified. Preservation of such trees will be provided through detailed design and implementation. The perimeter of the site is proposed to be a continuous open green space consisting of naturalized plantings over the septic beds. This space will serve as a buffer to existing homes and a space to create habitat for butterflies, birds and pollinator insect species. The species and detailed design of the plantings will be confirmed through the Subdivision Agreement and Building Permit approvals processes.

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6. POLICY FRAMEWORK

The following section outlines and analyzes provincial and municipal land use planning policies that are new and/or updated since the submission of the 2023 PJR. More specifically, this section assesses the 2024 PPS and the Council Adopted Caledon OP. The 2024 PPS came into force on October 20, 2024 and effectively replaced the Provincial Policy Statement (2020) and Growth Plan, while the Adopted OP is pending approval from the Ministry of Municipal Affairs and Housing. Once the Adopted OP is approved by the Ministry, it will replace the current Town of Caledon Official Plan.

The following policies were outlined and addressed in the 2023 PJR:

The Planning Act, RSO 1990, c.P.13: Section 2 of the Planning Act regulates matters of Provincial Interest and provides the general direction for all land use planning decisions made in the Province of Ontario. It is our opinion that the proposed development has regard for matters of provincial interest, as the proposed development contributes to the orderly development of the village of Alton by providing a wider range of housing that respects the village character and is well designed. Our opinions with respect to the *Planning Act* remain unchanged from the 2023 PJR.

Provincial Policy Statement (2020): Notwithstanding that the Provincial Policy Statement (2020) is no longer in-force and effect, it is our opinion, as stated in the 2023 PJR, that the proposed development is consistent with the Provincial Policy Statement (2020) as it will provide contextually appropriate intensification on underutilized land while also providing a range of housing options to current and future residents of the Town of Caledon.

Greenbelt Plan (2017): The Greenbelt Plan, together with the Growth Plan, builds other Provincial policy to establish a land use planning framework for the Greater Golden Horseshoe that supports a thriving economy, a clean and healthy environment, and social equity. Notwithstanding the replacement of the Growth Plan with the 2024 PPS, the Greenbelt Plan (2017) remains in-force and effect. The proposed development conforms to the Greenbelt Plan as it contemplates moderate intensification within the Town/Village category of the settlement area.

Region of Peel Official Plan (2022): Within the Region of Peel Official Plan (2022) (“ROP”), the subject lands are designated within the *Rural Settlement Areas* on Schedule D-1 – Rural System. The proposed development conforms to the ROP as it seeks to achieve moderate intensification within the Rural Settlement Area and promotes a form of development that is more compact and efficient on the underutilized land and makes use of the existing public infrastructure and services in the area.

Town of Caledon Official Plan (2018 Consolidation): The subject lands are designated as *Settlement Area* on Schedule A – Town of Caledon Land Use Plan and as *Village* on schedule A1 – Town of Caledon Town Structure. The proposed development conforms to the policies within the Town of Caledon Official Plan as it seeks to achieve moderate intensification within a built-up area on underutilized land, promote a new housing typology, and make use of the existing infrastructure and public service facilities in the area. The proposed development will have access to a range of community services, commercial uses and municipal water and private wastewater service.

6.1 PROVINCIAL PLANNING STATEMENT

The Provincial Planning Statement, 2024 (PPS) came into force and effect on October 20, 2024, replacing the 2020 Provincial Policy Statement and Growth Plan. The PPS provides policy direction on matters of provincial interest related to land use planning and development throughout the Province of Ontario.

In general, the policies of the PPS direct growth within built-up areas, encourages intensification and the creation of complete communities, while supporting the efficient use and management of land, resources and infrastructure to meet current and future needs. The PPS promotes appropriate development while protecting resources of provincial interest, such as public health and safety and the quality of the natural and built environment. All land use planning decisions in Ontario must be consistent with the PPS.

Building Homes, Sustaining and Strong and Competitive Communities

Section 2 of the PPS “Building Homes, Sustaining Strong and Competitive Communities” outlines policies which are supportive of efficient land use and development patterns. The policies encourage the establishment of complete communities and recognize that the long-term prosperity of the Province depends on land use planning which wisely manages growth and development and provides for a mix of land uses.

2.1 Planning for People and Homes

Section 2.1 of the PPS provides direction on future growth and development and the achievement of complete communities. The following policies are of particular relevance to the proposed development:

2.1.4 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and*
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.*

2.1.5 Where planning is conducted by an upper-tier municipality, the land and unit supply maintained by the lower-tier municipality identified in policy 2.1.4 shall be based on and reflect the allocation of population and units by the upper-tier municipality.

2.1.6 Planning authorities should support the achievement of complete communities by:

- a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, longterm care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;*
- b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and*
- c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.*

The proposed development is consistent with the above policies in that it accommodates growth within the village of Alton which is considered a settlement area. The proposed townhouse dwelling units are an alternative form of housing not presently found in the immediate surrounding area; however, a compatible low rise building form that respects existing neighbourhood character. The incorporation of compatible townhouse dwelling units provides a broader range of housing options accessible to a broader demographic cohort. The proposed development utilizes available services and private services on underutilized lands. The implementation of the infill development supports population growth without the need for an expansion to the settlement area.

2.2 Housing

Policies relating to housing are addressed in Section 2.2 of the PPS. The PPS promotes and encourages a range and mix of housing types and densities that meet current and projected future housing needs.

2.2.1 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

- a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;*
- b) permitting and facilitating:
 - 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and**

- 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and **introduction of new housing options within previously developed areas**, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;*
- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and*

The proposed development is consistent with Policy 2.2.1 as it directs new housing towards a location where appropriate levels of infrastructure and public services are present. The incorporation of compatible townhouses will diversify the area housing stock and provide access to a greater range and mix of housing options. Further, the proposed development itself provides for a range and mix of units types through bungalows, bungalow-with-loft and two storey townhouse units, representing housing options that are flexible to the needs of current and future residents over a long period of time when considering demographic changes and ageing in-place. Although the proposed development is not “affordable”, it provides for a compatible built form that is generally more cost attainable than other housing forms in the immediate area. The housing mix will support a broader demographic cohort from young families looking to enter the market to older residents looking to downsize while staying in their community. The proposed development reduces demand for the outward expansion of the settlement area, by redeveloping an underutilized parcel within an existing community, which satisfies key infill housing policies in the 2024 PPS.

2.3 Settlement Areas and Settlement Area Boundary Expansions

2.3.1 General Policies for Settlement Areas

Section 2.3.1 of the PPS provides direction on future growth and development within designated Settlement Areas and recognizes settlement areas as critical to the long-term development and prosperity of Ontario's communities. The PPS aims to promote an efficient growth pattern within settlement areas, including the protection of existing resources.

Furthermore, the PPS aims to ensure the effective use of infrastructure and public service facilities. The following policies, which provide direction on the management of growth within settlement areas, are particularly relevant to the proposed development:

2.3.1.1 Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.

2.3.1.2 Land use patterns within settlement areas should 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.*

2.3.1.3 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.

2.3.1.4 Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.

2.3.1.5 Planning authorities are encouraged to establish density targets for designated growth areas, based on local conditions. Large and fast-growing municipalities are encouraged to plan for a target of 50 residents and jobs per gross hectare in designated growth areas.

The proposed development introduces contextually appropriate intensification in an underutilized parcel of land within a settlement area. It proposes to efficiently use land and resources while concentrating residential development in a compact, townhouse condominium development that contributes to the creation of a complete community and achieves the provincial policy directive by providing densities that support existing and future servicing and transportation infrastructure improvements.

As referenced in Policy 2.3.1.5, the Town of Caledon is identified as a Large and fast-growing municipality in accordance with Schedule 1 of the PPS. Large and fast growing municipalities are encouraged to plan for 50 residents and jobs per gross hectare in designated growth areas, which includes existing settlement areas.

2.5 Rural Areas in Municipalities

Section 2.5 of the PPS provides policy direction for rural areas in Ontario municipalities, including settlement areas within rural areas, which the village of Alton is classified as. The following policies are relevant to the proposed development:

2.5.1 Healthy, integrated and viable rural areas should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;*
- b) promoting regeneration, including the redevelopment of brownfield sites;*
- c) accommodating an appropriate range and mix of housing in rural settlement areas;*
- d) using rural infrastructure and public service facilities efficiently;*

- e) *conserving biodiversity and considering the ecological benefits provided by nature;*

2.5.2 In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.

2.5.3 When directing development in rural settlement areas in accordance with policy 2.3, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels.

Growth and development may be directed to rural lands in accordance with policy 2.6, including where a municipality does not have a settlement area.

The proposed condominium townhouse development will introduce a new housing type to the village of Alton, providing a greater mix of housing to the community. Focusing growth on an underutilized and largely abandoned site will be an appropriate way to round out development within an existing rural settlement area. The development will enhance the surrounding area through streetscape improvements and comprehensive landscaping, while also respecting the surrounding built form and character by designing townhouses that respond to the cultural heritage character of the community. The design and scale of the proposed townhomes considers the surrounding built form with increased rear yard setbacks, variations in front yard setbacks, and incorporates heritage features as detailed in the Cultural Heritage and Urban Design Brief prepared by ATA Architects. In accordance with Policy 2.5.3, the scale of development is consistent with a residential intensification project within an existing settlement area. The site will utilize existing water services and a private sanitary servicing method, to sufficiently serve the development.

2.9 Energy Conservation, Air Quality and Climate Change

Section 2.9 of the PPS provides policy direction with respect to energy conservation, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns. The following policies are relevant to the proposed development:

2.9.1 Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:

- a) *support the achievement of compact, transit-supportive, and complete communities;*
- b) *incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities;*
- c) *support energy conservation and efficiency;*
- d) *promote green infrastructure, low impact development, and active transportation, protect the environment and improve air quality; and*
- e) *take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.*

The proposed development forms a compact community on an underutilized site within a settlement area, thereby accommodating population growth while avoiding the expansion of the settlement area. Compact attached dwellings built to meet or exceed modern building standards will conserve energy and reduce greenhouse gas emissions compared with typical single detached homes and provide an opportunity for net zero emissions to be economically achieved. Modern storm water management design will enhance resilience from extreme weather events due to climate change.

While public transit is currently unavailable in the village of Alton, the private road and sidewalks in the proposed development have been designed as an interconnected part of the overall village pedestrian network, encouraging both walkers and cyclists to traverse through the site and therefore promote active transportation.

Infrastructure and Facilities

Section 3 of the PPS “Infrastructure and Facilities” outlines policies to maximize existing infrastructure and public service facilities, wherever possible, before developing new infrastructure and public service facilities.

3.6 Sewage, Water and Stormwater

3.6.1 Planning for sewage and water services shall:

- a) accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services and existing private communal sewage services and private communal water services;*
- b) ensure that these services are provided in a manner that: 1. can be sustained by the water resources upon which such services rely; 2. is feasible and financially viable over their life cycle; 3. protects human health and safety, and the natural environment, including the quality and quantity of water; and 4. aligns with comprehensive municipal planning for these services, where applicable.*
- c) promote water and energy conservation and efficiency;*
- d) integrate servicing and land use considerations at all stages of the planning process;*
- e) consider opportunities to allocate, and re-allocate if necessary, the unused system capacity of municipal water services and municipal sewage services to support efficient use*

of these services to meet current and projected needs for increased housing supply; and

3.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.

3.6.4 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual onsite sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

At the time of the official plan review or update, planning authorities should assess the long-term impacts of individual on-site sewage services and individual on-site water services on environmental health and the financial viability or feasibility of other forms of servicing set out in policies 3.6.2 and 3.6.3.

- 3.6.8 Planning for stormwater management shall:*
- a) be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;*
 - b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;*
 - c) minimize erosion and changes in water balance including through the use of green infrastructure;*
 - d) mitigate risks to human health, safety, property and the environment;*
 - e) maximize the extent and function of vegetative and pervious surfaces;*

- f) *promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and*
- g) *align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.*

The subject lands can be sufficiently serviced by the existing municipal water service with minor local upgrades to be paid for by the developer. The development will utilize private sewage services, as existing public services are not available. The private sewage systems will be designed for each townhouse block and according to all regulatory requirements and best practices per Policy 3.6.4. Further detail can be found in the Functional Servicing and Stormwater Management Report prepared by Greck Engineering, the Sewage Functional Servicing Report by Gunnell Engineering Ltd., the Hydrogeological Investigation by Englobe Ltd. and the Wastewater Systems Information document prepared collaboratively by the project team. Although public services are the preferred servicing strategy, such services do not presently exist in the settlement area and it is important to balance other provincial directives to promote intensification and infill development that could support potential public upgrades in the future.

The proposed stormwater management practices have been designed to deal with both quantity and quality and include various Low Impact Development (LID) methods to reduce impacts.

Summary

Based on our review of the applicable policies of the PPS, it is our opinion that the proposed development is consistent with the PPS as it promotes compact and efficient use of land on a site that is underutilized and located within an existing settlement area. The subject lands are proposed to be serviced with municipal water services and individual on-site sewage services. The proposed development also provides a range and mix of housing typologies that do not currently exist in the village of Alton, which aims to make housing more affordable through increased supply and availability, while also providing greater housing choice for residents at different stages of their life with different housing needs. The incorporation of this built form allows for more optimal utilization of vacant lands and public services that are sufficiently sized to accommodate this type of intensification project, accommodating growth without expanding settlement boundaries.

In summary, it is our opinion that the proposed development is consistent with the PPS as it will provide contextually appropriate intensification on underutilized land while also providing a range of housing options to support current and future residents of the Town of Caledon.

6.2 COUNCIL ADOPTED TOWN OF CALEDON OFFICIAL PLAN (MARCH 2024)

On March 26, 2024, the Town of Caledon Council adopted the “Future Caledon- Our Official Plan”, (the “Adopted Official Plan”), to help shape the future of Caledon for the next 30 years. The Adopted Official Plan is currently pending approval by the Ministry of Municipal Affairs and Housing. Until such time as the Adopted Official Plan is approved by the Ministry, the existing Town of Caledon Official Plan (March 2024 office consolidation) remains in-force and effect. Although the Adopted Official Plan is not determinative as it relates to the proposed development, it is our opinion that it has been appropriately considered.

Within the Adopted Official Plan, the subject lands are designated as *Rural Settlement Area* on Schedule B2 – Growth Management. Per Schedule E2 – Alton Planning Designations, the subject lands are designated *Villages and Hamlets* and *Natural Features and Areas*. The following sections demonstrate how the proposed development conforms to the Adopted Official Plan.

3 Town Structure

The following Town Structure policies are relevant to the proposed development:

3.1 Description of Components of the Town Structure

3.1.2 a) *The Rural System includes Prime Agricultural Areas where agriculture is the primary use and rural areas where a range of rural uses are permitted. Villages and Hamlets each having their own distinct character are also located in the Rural System. The Rural System also includes a Rural Employment Centre designation where rural employment uses are directed. Lastly, the Rural System includes areas that are used for the extraction of mineral aggregate resources.*

The proposed development conforms to the above noted policies as it provides for residential development within a Village in the Rural System, specifically in Alton Village. The proposed infill development provides contextually appropriate intensification in an underutilized parcel of land which respects the distinct historical character of Alton Village.

4 Growth Management

The Growth Management policies in the Adopted Official Plan form the basis for land use planning and development decisions in the Town with implementation from provincial and regional policy direction. The following growth management strategies are relevant to the proposed development:

4.1 Growth Forecasts

4.1.1 *This Plan establishes a land use planning framework to direct and manage growth to 2051 based on the following minimum forecasts:*

Table 1 Population Growth

	2021	2041	2051
Population	81,000	200,000	300,000
Households	24,000	65,000	90,000
Employment	32,000	80,000	125,000

4.1.3 *Limited growth will be permitted outside of the Urban System. Limited infill development in rural settlements may be permitted, in accordance with the policies of Part E (Rural System Policies).*

- 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.

- b) Limited in areas that are:
 - i. within the Rural System;
 - ii. not serviced by existing or planned municipal water and wastewater systems; and,
 - iii. within the Greenbelt Plan, Niagara Escarpment Plan or Oak Ridges Moraine Conservation Plan Areas.

While the subject lands are not located in areas that are focused for development in accordance with

Policy 4.1.4 a), the Adopted Official Plan does still permit population and employment growth in lands outside of the Urban System, while the overarching provincial policy directive is to maximize growth within established areas through complimentary intensification. The subject lands are appropriate for development in the context of a Rural System due to its location within a Rural Settlement Area as identified on Schedule B2 of the Adopted Official Plan, and outside of the Natural Heritage System in the Protected Countryside as identified on Schedule B3a. The subject lands are also serviced by an existing municipal water system. Notwithstanding the site's location outside of an urban system, it remains an optimal location for modest population growth due its location within a settlement area.



Figure 2: Schedule E1- Rural System, Adopted Caledon Official Plan, March 2024

4.2 Intensification

4.2.1 Intensification will be supported in appropriate locations within Caledon's existing delineated built-up area, as identified on Schedule B2, Growth Management, in accordance with the policies of this Plan.

4.2.2 A minimum of five percent of all new residential development will be directed to lands within the delineated built-up area shown on Schedule B2, Growth Management, on an annual basis to 2051. Opportunities to direct additional growth to the delineated built-up area, particularly the Highway 50 corridor in Bolton will be considered and addressed through an amendment to this Plan.

4.2.3 Intensification may occur in a variety of built forms and scale, that are appropriate to their local and planned context. This Plan encourages a wide range of forms of intensification, including infill of vacant and underutilized lots, redevelopment at higher densities, use of additional residential units, purpose-built rental, adaptive reuse, and development on former industrial and commercial sites, including brownfield sites.

The proposed development provides contextually appropriate intensification of an underutilized parcel of land within the settlement area and built-up area as encouraged by Policy 4.2.3. The proposed development will efficiently use land and resources while concentrating residential development in a compact townhouse condominium development that diversifies the area's housing stock. This development and intensification of the subject lands will assist the Town in meeting its population growth target of 300,000 people by 2051. Moreover, the addition of a new housing typology other than the surrounding single-detached dwellings will increase the current supply and provide additional options for current and future residents.

5.0 Climate Change

The Adopted Official Plan states that planning for climate change is at the forefront of every land use planning decision made in the Town with a focus on reducing greenhouse gases and preparing for the impacts associated with extreme weather events and reducing resiliency to recover from them. The following climate change policies are applicable to the proposed development:

5.2 Pathway to Low Carbon Communities

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;*

5.2.2 To support energy conservation and conversion, the Town will:

- a) encourage the design and orientation of buildings and new communities to maximize passive solar energy gain and minimize energy loss from prevailing winds;*
- b) maximize opportunities for the implementation of renewable energy systems and alternative energy systems on a site-specific or district-wide basis;*
- c) encourage opportunities for conservation, energy efficiency and demand management such as high performance building envelopes and ventilation systems; and,*

- d) *encourage the shift away from natural gas in favour of renewable and alternative energy generation, including but not limited to, low carbon district energy heating and cooling systems, microgrids, geo-exchange systems, air source heating and cooling pumps, anaerobic digestion, and waste heat recovery.*

5.2.4 *The Town will require all major development proposals to submit an alternative and renewable energy systems feasibility study, where appropriate, including the consideration of solar and geothermal energy installation and district and other low carbon energy systems.*

5.3 Pathway to Climate Resilient Communities

5.3.1 *To enhance the adaptive capacity of infrastructure, the Town will:*

- 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;*
- f) *integrate green infrastructure and low impact development such as green roofs, and permeable surfaces into the design of infrastructure, where possible.*

5.3.2 *To increase biodiversity, the Town will:*

- a) *Protect, restore and enhance existing natural features and areas;*
- b) *require native and climate adaptive plant species to be included in landscape plans for municipal parks and open spaces;*
- c) *encourage native and climate adaptive plant species to be included in landscape plans for development subject to site plan approval.*

5.3.3 *To reduce the urban heat island effect, the Town will:*

- 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.*

5.4 Green Development Standards

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.*

5.4.2 *The Town will establish minimum performance requirements as part of the Green Development Standards process along with guidelines, tools and templates to support compliance.*

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.*

5.4.4 *The Green Development Standards will address matters including, but not limited to:*

- a) *green infrastructure and stormwater;*
- b) *building energy performance;*
- c) *greenhouse gas emissions reduction from buildings and vehicles;*
- d) *embodied carbon of building materials;*
- e) *active transportation and community design;*
- f) *parking;*
- g) *zero-emissions vehicle infrastructure;*
- h) *natural heritage conservation;*
- i) *materials and waste;*
- j) *measures for climate change adaptation;*
- and,
- k) *water conservation and efficiency*

The proposed development conforms to the climate change policies as it promotes a form of development that is more compact and efficient than the existing surrounding area and makes better use of the existing public infrastructure and services in the area. The proposed development seeks to achieve moderate intensification within the Alton Village on an underutilized parcel of land. This will reduce settlement area boundary expansions and concentrate uses within already developed areas. The compact development form will further support active transportation and reduce automobile dependence.

Various site level design and management approaches that constitute Low Impact Design (LID) features are proposed, such as stormwater infiltration and naturalized landscaping of a significant portion of the site area. During the detailed design stage, sustainable building technologies will be considered to minimize environmental impacts and reduce energy and water consumption. Designs that incorporate Green Development Standards will be examined, taking into account cost, consumer preferences, available technology, performance and overall environmental benefits. Recognized performance measurement systems and programs will be explored to ensure technologies that maximize environmental benefits in the most cost-efficient manner are employed. Please refer to the ATA Urban Design and Cultural Heritage Brief for more details about sustainability on both the site level as well as building level.

6.0 Cultural Heritage

The Adopted Official Plan emphasizes that cultural heritage resources will be conserved to ensure that they continue to bring benefits to the communities in which the resources are located in. Cultural Heritage resources bring identity, character, and can be utilized to improve the vitality and economy of the broader community. The subject lands abut a Cultural Heritage Landscape and is in the immediate

vicinity of multiple Part IV Designated Heritage Properties. The following Cultural Heritage policies are applicable to the proposed development:

6.1 Objectives

6.1 *The planning objectives for cultural heritage are as follows:*

- a) *respect the past while planning for the future;*
- b) *engage and work cooperatively with Indigenous Nations, residents, businesses, the Region of Peel, Conservation Authorities and other agencies to promote sound conservation practices;*
- c) *use available powers and tools to ensure that all new development and site alteration conserve cultural heritage resources; and,*
- d) *encourage and promote heritage conservation and stewardship to support sustainable, healthy, and prosperous communities.*

6.3 Heritage Conservation and Development

6.3.2 *The Town may require a cultural heritage evaluation report, heritage impact assessment and/or archaeological assessment prepared by a qualified professional in support of a proposed development, redevelopment, or demolition, including an infrastructure project. New or revised evaluations may be required if new information is discovered, if the scope or design of a development proposal changes significantly, or archaeological resources are identified.*

6.3.4 *The Town should require a heritage impact assessment and consider its outcome where development or redevelopment, including an infrastructure project, is proposed:*

- a) *on, adjacent to, or in the immediate vicinity of, a designated heritage property;*
- b) *within, adjacent to, or in the immediate vicinity of, the boundaries of a heritage conservation district;*

- c) *within, adjacent to, or in the immediate vicinity of, a cultural heritage landscape;*

6.3.5 *evaluating a development proposal, the Town will consider the interrelationship between cultural heritage landscapes and natural features and areas in accordance with the policies this Plan.*

6.8 Cultural Heritage Landscapes

6.8.2 *The Town may designate cultural heritage landscapes under the Ontario Heritage Act or conserve them through area-specific land use designations and policies that reflect Indigenous and/or settler perspectives.*

6.8.3 *Where designated under the Ontario Heritage Act, a cultural heritage landscape:*

- a) *will be subject to applicable powers and tools for its conservation;*
- b) *may be identified on the relevant schedules of this Plan; and,*
- c) *may be subject to area-specific land use designations and policies consistent with any applicable heritage conservation plan.*

6.8.4 *Where designation under the Ontario Heritage Act is not practical (e.g., due to the scale of the landscape), a cultural heritage landscape may be subject to area-specific land use designations and policies.*

6.8.5 *Cultural heritage landscapes will be conserved through the careful consideration of any proposals for change within their boundaries on adjacent lands, or in their immediate vicinity. In reviewing proposals for construction, demolition, relocation, or removal, or for alteration within, adjacent to, or in the immediate vicinity of a cultural heritage landscape, the Town will be guided by this Plan, and any applicable heritage conservation plan or guidance documents.*

The proposed development will be compatible and respectful of the existing community by way of modest intensification with strong emphasis on heritage-inspired architecture. As noted in the Urban Design and Cultural Heritage Brief prepared by ATA Architects Inc., the proposed development optimizes the number of units within the site while creating visually captivating features, views, and vistas while respecting and complementing the Town's cultural heritage. Building, site and architectural design features can be used to complement the existing community character in a thoughtful way while allowing greater intensification of the underutilized parcel.

7.0 Design

The Adopted Official Plan states that all new growth in the Town will follow the key design principles of *Preservation and Integration, Sustainable, Quality and Compact Development, and Community Focused Design*. The following policies are intended to promote a high-quality design in the private and public realm to enhance the comfort, accessibility, and aesthetics of the built environment and to build healthy communities:

7.1 Objectives

7.1 *The planning objectives for design are as follows:*

- a) *preserve the rural character of the villages and hamlets of the rural system and grow existing and new settlement areas of the Town as a network of vibrant, attractive and compact urban communities;*
- b) *support and achieve a high standard of urban design to help create healthy complete communities that are accessible, walkable, attractive, thriving, innovative and inclusive;*
- c) *promote and recognize excellence in innovation in architecture, urban design, sustainable building design and landscape architecture;*

- d) *prioritize reuse, flexibility, adaptive building design, site design, community design and public realm design;*
 - e) *create a built environment of human-scale that respects, conserves and enhances cultural heritage resources, natural features and areas, important viewsheds, community character and streetscape in all aspects of design;*
 - f) *design individual site elements, buildings, structures and spaces to have mutually supportive relationships with one another and with other overall urban fabric and interrelated networks and systems; and,*
 - g) *promote arts and culture and encourage provision of public art in private and public developments.*
- 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 development proposal aligns with the design objectives in the Adopted Official Plan as it is not only compatible but enhances the historic character of the Village of Alton. In the design of the townhouse blocks, elements from existing buildings like building heights, roof pitches/styles, moldings, window treatments, and landscape items such as dry stone walls are incorporated to celebrate and respect the positive village characteristics of Alton and to avoid design that is out of context. Further detail on the site and built form design is provided in the Urban Design and Cultural Heritage Brief prepared by ATA Architects

7.2 General Policies

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;*

7.2.6 All industrial, commercial and residential buildings should include dedicated outdoor amenity areas located and sized appropriately to provide the health and well-being benefits associated with these areas. The size must be directly proportional to the number of staff or residents intended to access these areas, or as stipulated in the implementing zoning or Town-wide Design Guidelines.

While the proposed development is being incorporated into an existing community, it also aligns with the policies for new communities in the Adopted Official Plan. The development promotes a compact design and a pedestrian-focused public realm that incorporates sidewalks alongside narrower condominium roads with multiple connections to the surrounding neighbourhood. The proposed development is also within walking distance of community amenities including but not limited to the Alton Mill Arts Centre and various commercial uses located along Queen Street and Main Street.

In accordance with Policy 7.2.6, the development proposes a common outdoor amenity area in a centralized location on the subject site that is appropriately sized (1,078 square metres) to accommodate the needs of future residents and visitors.

7.7 Site Design

7.7.1 Through the Site Plan Control process, the Town will:

- a) consider individual site elements to improve the aesthetic quality of the development from the public realm, adjacent properties and on the development site;*
- b) ensure safe, comfortable and functional on-site and off-site circulation for all modes of transportation; and,*
- c) ensure site servicing components are functional, attractive and appropriately screened from view from the public realm.*

7.7.7 Lighting

- a) Lighting will be internally oriented within a property to minimize glare and light pollution on adjacent properties, environmentally protected areas or public streets. Dark sky compliant lighting fixtures, and smart lighting solutions that reduce lighting requirements will be encouraged.*
- b) Lighting of street rights-of-way will provide a safe level of illumination onto the roadway and sidewalks.*
- c) Human-scaled or low-level lighting should be provided in locations with high levels of pedestrian activity including, but not limited to, pathways, transit stops and stations, parks, schools and other public buildings and spaces.*

As discussed in Section 5 of this addendum, streetlight design and photometric analysis will be carried out during the detailed design stage of the project. The applicant intends on providing lower-level lighting and will work with the Town to minimize impacts and ensure its development standards for lighting controls are met.

7.8 Built Form, Massing and Scale

7.8.2 Buildings should be oriented to create a strong street presence, with main entrances located to face the streets. Corner buildings should address both streets by providing articulated façades facing each street, and buildings at the end of terminating views or street intersections should have an increased architectural presence and should enhance and create view corridors and vistas.

7.8.3 New buildings will be designed and oriented to support a vibrant, active and pedestrian-oriented streetscape.

7.8.4 Buildings and public places located at gateways, major vista termini, or along view corridors will be given special design treatment through massing, architectural detailing, materials, building wall articulation, or any combination thereof, as appropriate. Buildings with frontage on arterial roads should have grading and storm servicing directed away from arterial roads towards internal streets.

7.8.5 Blank façades facing a street, open space or park should be avoided.

7.8.6 Building servicing, as well as parking, access, loading, and waste collection areas, should be integrated into the building design, located away from sensitive land uses, and be separated and screened from the public realm.

The proposed development optimizes the number of dwelling units within the site while creating visually captivating features, views, and vistas. The townhouse blocks will incorporate a range of front yard setbacks, heights, and heritage-inspired architectural facades to create a strong and dynamic street presence. The proposed development responds to policies 7.8.2 and 7.8.4, as the townhomes at the gateway to the development that face onto Agnes Street, are two bungalows of 1.5 storeys to be consistent with other residential dwellings along Agnes Street. The design of the proposed buildings has been carefully planned to reference the surrounding cultural heritage resources while creating a unique look that complements the town. The developments' built form is designed to be in harmony with the neighboring communities and respect the existing natural and cultural heritage resources.

The proposed development is compact in its design while also allowing for the seamless flow of all forms of transportation through and within the proposed development, particularly pedestrians. The development has convenient access to a variety of community and cultural amenities.

All policies and guidelines applicable to the site have been implemented throughout the development proposal. Please refer to the Urban Design and Cultural Heritage Brief prepared by ATA Architects Inc. for further information.

9.0 Housing

The Town of Caledon recognizes the need to create opportunities for a diverse range and mix of housing types, densities, and tenure to provide for the current and future needs of a diverse population as required by the provincial policy direction. The following policy objectives are relevant to the proposed development:

9.1 Objectives

9.1 The planning objectives for housing, in collaboration with the Region, are as follows:

- a) achieve Peel-wide new housing unit targets to meet the diverse housing needs of the Town, including the needs of different income groups, people with additional needs and accessibility requirements and the needs of people through all stages of their lives;*
- d) encourage gentle density housing including additional residential units in all residential areas;*
- f) aim to increase the number of residential dwelling units that incorporate universal design features; and,*
- g) promote energy efficiency measures in existing and new residential development and alignment with the Town's Green Development Standard.*

The development proposal conforms with the housing objectives in the Adopted Official Plan, particularly policy 9.1 d), as the proposed townhouses represent a form of gentle density in an existing residential area in the Village of Alton, which is encouraged.

9.2 General Policies

9.2.1 The Town of Caledon will contribute to Provincial and Regional growth forecasts by planning to accommodate 90,000 new residential units by 2051.

9.2.2 To ensure that an adequate supply of housing is available at all times, the Town will maintain:

- a) At least a 15-year supply of land designated and available for residential development, re-development, and residential intensification; and,*
- b) A minimum three-year supply of residential units with servicing capacity in draft approved or registered plans.*

9.2.4 The Town will work in collaboration with the Region of Peel and other local municipalities to promote, implement, monitor, evaluate and update the Regional Housing Strategy including the implementation of new social housing, affordable rental, affordable ownership, and market housing targets as established in the Peel Housing and Homelessness Plan (PHHP), as appropriate and applicable to the Town.

9.2.5 The Town will allow for the creation of diverse housing types and tenures through local zoning by-laws where there is sufficient existing or planned infrastructure to ensure the efficient use of existing resources and public services.

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.

The subject lands are not within a strategic growth area; however, the development proposal meets the intent of policy 9.2.6 by providing a housing type that is difference from detached and/or semi-detached units which have historically been the dominant form of housing in the Town of Caledon. The proposed also provides two and three-bedroom units and a mix of unit sizes to accommodate a wider range and mix of household types.

9.3 Missing Middle Housing

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.

9.5 Town Structure and Housing Distribution

9.5.1 Rural System

- a) Residential growth in the Rural System will be directed to rural settlement areas in order to maintain a contiguous agricultural system.
- b) Villages, Hamlets and other Rural System land uses will have a moderate increase in housing due to their limited capacity to absorb and support medium to high density development.

The proposed development is consistent with the housing policies of the Adopted Official Plan as it seeks to achieve moderate intensification and increase in housing within a Village, aligning with Policy 9.5.1 b). The subject lands are within a built-up area on underutilized lands, and the development proposal promotes a new housing typology other than the single-detached dwellings that have dominated development patterns in the surrounding area. The incorporation of townhouse dwelling forms compliments the rural character of the area given it is another form of low rise ground oriented housing while also providing a new housing typology that will diversify the housing stock and improve access to housing for a greater demographic cohort. This

contributes to the 90,000 residential units forecasted for 2051 while also diversify the housing in the village to support more affordable housing options and diverse household types. Universal and accessible design features will be explored where appropriate and feasible.

11 Transportation

The Adopted Official Plan envisions a multimodal transportation system that manages future demand and congestion and is well-integrated with the land use and development within the Town and across the Region. The following transportation policies are applicable to the proposed development:

11.2 General Policies

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.

11.2.14 The Town will ensure that parking facilities are compatible with adjacent land uses, appropriately located, and support this Plan's policies to encourage the use of sustainable and non-automobile transportation modes.

11.3 Road Network

11.3.2 The Town will work with appropriate jurisdictions to ensure that the Town's road network is geared to respond to changing development patterns and shifting travel demands and modes. The role and function of each element of the road system will be well-defined within an effective road classification system to support the provision of an efficient, safe and accessible road network with adequate capacity for both passengers and goods movement.

11.4 Active Transportation

11.4.1 The Town will promote active transportation, in collaboration with relevant jurisdictions and agencies, in accordance with the following provisions:

- f) Further develop and maintain a continuous on-road and off-road pedestrian, cycling, and trail system, that connects missing links and maximizes connections to significant destinations, including all Town urban and rural settlement areas, intensification areas, employment clusters, schools and institutions, parks and open spaces, transit stops, adjacent municipalities, and other key places.
- h) Ensure that the design of area-specific plans and new subdivisions provides comfortable, convenient, and direct active transportation access to significant destinations within and surrounding the site, and strong in-site circulation.
- l) Streetscapes that are safe, convenient, accessible, and attractive for pedestrians and cyclists will be implemented through the selection of appropriate site-specific measures such as providing wide sidewalks, separated cycling facilities illumination, locating retail and service commercial uses at street level to provide an active street front, encouraging building designs that provide shelter, and providing convenient and sheltered transit stops and bicycle parking, street furniture, shade trees, and other amenities.

The proposed development provides two vehicular ingress and egress points to enhance the overall connectivity between the development and the surrounding community. The proposed development will contribute to the overall active transportation network by providing sidewalk links to the surrounding streets, and working with the Town of Caledon to provide new sidewalk infrastructure on segments of Agnes Street and Emeline Street, which currently do not have sidewalks. This improved pedestrian connectivity will benefit the community and improve

overall access to the site and surrounding areas to better integrate the site into the settlement fabric.

Additionally, the proposed development will be well serviced by vehicular infrastructure as Highway 410 is located southeast of the subject lands and is accessible from Main Street, Charleston Sideroad and Hurontario Street. Highway 410 connects with Highway 407 ETR, Highway 427, Highway 403, and Highway 401 which will provide future residents with access to a larger multimodal transportation network.

12 Infrastructure

It is the intent of the Adopted Official Plan to promote and plan the Town's infrastructure networks long-term, in a way that balances sustainability along with environmental, social, cultural and economic considerations. The following infrastructure policies are applicable to the proposed development:

12.3 Drinking Water and Wastewater Servicing

12.3.10 Rural Areas

- a) *Municipal sewage services and municipal water services is the preferred form of servicing in rural settlement areas. Within rural settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment will be promoted wherever feasible to optimize the use of the services.*
- b) *The Town will require the proponent of a proposed development in the Rural System, in the absence of municipal sewage services and/or municipal water services, to provide a comprehensive assessment of alternative methods of providing sewage and water services, where appropriate. The preferred servicing option will ensure that:*
 - i. *groundwater quality and quantity will be protected;*
 - ii. *natural heritage features and areas, groundwater and surface water features*

- and areas, and hydrologic functions and the linkages among them will be protected or improved;*
 - iii. *the servicing method will be the most suitable option for the characteristics of the site, the natural environment and existing and planned land uses;*
 - iv. *the servicing will be financially feasible and sustainable for the Region; and,*
 - v. *where the Region has conducted an assessment of private communal sewage services and private communal water services and has determined that this option is not an acceptable servicing option, private communal sewage services and private communal water services will not be considered as a servicing option.*
- b) *Within rural settlement areas, where municipal sewage and water services or private communal sewage and water services are not available, planned, feasible or acceptable, individual on-site sewage and water services may be permitted for infill or minor rounding out of existing development provided that site conditions are suitable for the long-term provision of such services with no negative impacts.*

While the subject lands are provided with municipal water service, individual on-site sewage systems are proposed to accommodate the infill development, aligning with policy 12.3.10 c) of the Adopted Official Plan.

The individual on-site sewage systems will be owned, operated and managed by the owner of the property upon which the system is located, namely the individual Condominium Corporations established for each block. These systems meet the definition of private individual on-site sewage services, and are neither owned by the municipality nor considered "Communal" systems under the applicable regulations.

The private systems will be designed according to all regulatory requirements and best practices. The Hydrogeological Investigation and Septic Impact Assessment by Englobe and Sewage Functional Servicing Report by Gunnell Engineering assess the site conditions and conclude that the proposed private on-site sewage systems can be accommodated with no negative impacts.

12.5 Stormwater Management

12.5.1 All public and private stormwater servicing will abide by all applicable regulations and legislation, and will be designed to:

- a) prevent the loss of life, personal injury, and property damage;
- b) fulfill water quality objectives, in compliance with provincial and federal requirements;
- c) manage erosion and sedimentation within natural watercourses;
- d) protect people and property by providing flood control;
- e) manage urban runoff using a treatment train approach to stormwater management with emphasis on source and conveyance controls;
- f) minimize drainage to regional roads and infrastructure from existing and future development;
- g) manage overland flow routes;
- h) maintain or enhance the flow regime in receiving watercourses;
- i) maintain pre-development water balance;
- j) protect and enhance features and functions of the Natural Environment System described in Chapter 13, Natural Environment System, and the Water Resources System described in Section 13.10, Water Resources System;
- k) provide amenity spaces, where appropriate, that are integrated into the design of neighbourhoods, development sites, parks, and open spaces;

- l) promote innovation by encouraging the implementation of green infrastructure, stormwater reuse, water conservation and low impact development;
- m) build community resilience through consideration of future climates within stormwater design; and,
- n) manage stormwater as a resource.

12.5.5 Stormwater management facilities will be integrated into the design of adjacent land use to enhance the visual landscape, be incorporated in the urban structure, be naturalized when next to parks, open space or the Natural Environment System, and support urban design objectives where possible.

The Functional Servicing and Stormwater Management Report by Greck Engineering provides detailed information regarding the stormwater management infrastructure for the proposed development. The stormwater management design proposes to use underground storage tanks, infiltration systems, oil and grit separators and other Low Impact Design (LID) features to ensure that pre-development flows are maintained, and stormwater quality discharge standards are met.

13 Natural Environment System

A portion of the subject lands are identified as part of the Natural Environment System per Schedule E2 in the Adopted Official Plan, whereas such a designation does not currently apply within the current applicable policy framework. The following Natural Environment System policies have been considered for the proposed development:

13.3 Natural Features and Areas

13.3.1 *The Natural Features and Areas designation in this Plan corresponds to the Core Areas of the Greenlands System as identified and protected in the Region of Peel Official Plan. The Natural Features and Areas designation is shown on Schedule D1, Natural Environment System, and Schedules D2a and D2b, New Urban Area Preliminary Natural Environment System. Individual components are shown on Schedule D3, Natural and Supporting Features and Areas. The Natural Features and Areas designation includes the following:*

- a) *Provincially Significant Wetlands;*
- b) *woodlands meeting one or more of the criteria for Core Area woodland on Table 1 of the Region of Peel Official Plan;*
- c) *significant valleylands*
- d) *Environmentally Sensitive or Significant Areas;*
- e) *Provincial Life Science Areas of Natural and Scientific Interest;*
- f) *the Escarpment Natural Area designation of the Niagara Escarpment Plan; and,*
- g) *valley and stream corridors meeting one or more of the criteria for Core Area valley and stream corridors in Table 2 of the Region of Peel Official Plan.*

13.3.2 *Only those natural features and areas that have been identified are currently mapped and designated Natural Features and Areas. The identification, mapping and the determination of significance of additional or refinements to Natural Features and Areas can only be determined after they have been evaluated through a Planning Act process, to the satisfaction of the Town and relevant approval authorities.*

13.3.4 *Development and site alteration within the Natural Features and Areas designation is not permitted except for:*

- a) *forest, fish and wildlife management;*

- b) *conservation and flood or erosion control projects, but only if they have been demonstrated to be necessary in the public interest and after all reasonable alternatives have been considered;*
- c) *essential infrastructure exempted, pre-approved or authorized under an environmental assessment process;*
- d) *passive recreation;*
- e) *minor development and minor site alteration;*
- f) *existing uses, buildings or structures;*
- g) *expansions or alterations to existing buildings or structures;*
- h) *accessory, uses, buildings, or structures; and,*
- i) *a new single residential dwelling on an existing lot of record, provided that the dwelling would have been permitted by the applicable planning legislation or zoning by-law on May 23, 2014. A new dwelling built after May 23, 2014 in accordance with this policy will be deemed to be an existing building or structure for the purposes of subsections g) and h) above.*

As per policy 13.3.2, the exact delineation of natural areas shall be identified through the development application review process. As the site is former farmland surrounded by houses and physically separated from the natural heritage features on the north side of Queen Street, and the Town and Conservation Authority did not request any natural heritage investigations through the DART process, it is our opinion that these policies are not applicable to the proposed development.

14 Parks and Open Space

The Adopted Official Plan identifies parks and open spaces as places that provide opportunities for social interaction, recreation, community programming, and improving human health, while also supporting the Town's biodiversity and climate change mitigation and adaptation initiatives. The following Parks and Open Space policies are applicable to the proposed development:

14.6 Privately Owned Publicly Accessible Spaces

14.6.1 Privately owned publicly accessible spaces provided through development will:

- a) be sited in prominent, highly visible and publicly accessible locations on public street frontages;*
- b) be designed to be seamlessly integrated and connected to the broader public realm;*
- c) be designed and programmed for users of a variety of ages and abilities to serve the local population;*
- d) include amenity areas, seating, public art, landscaping and stormwater capture, where appropriate, as determined through the development review process; and,*
- e) have signage to identify the space as being publicly accessible, in compliance with the Town's Sign By-law.*

14.6.2 Small-scale, short-term commercial uses or vendors may be permitted to animate a privately owned publicly accessible space, subject to Town by-laws.

14.6.3 The Town may enact a by-law and establish procedures and design standards for privately owned publicly accessible spaces to address matters including accessibility, materials, maintenance, safety and liability.

The development proposes a publicly accessible common amenity green space, centrally located on the subject lands, which will be sufficiently sized to accommodate outdoor seating, a gazebo, a small playground and other amenities such as a community garden. The space meets core design principles outlined in the Town-wide Urban Design Guidelines for Shared Outdoor Amenity Space, and will be able to serve future residents on the subject lands and surrounding area.

In addition to the common amenity space, the proposed development also features a common element perimeter meadow area containing the sewage absorption beds. The open space will serve as a buffer to existing homes and a space to facilitate habitat for butterflies, birds and pollinator insect species through the incorporation of a variety of native plant species. Further details on the perimeter open space will be worked out during the detailed design stage.

18 Villages and Hamlets

The following Village and Hamlets policies are applicable to the proposed development:

18.1 Objectives

18.1 The planning objectives for villages and hamlets are:

- a) maintain and enhance the distinctive character, identity and rich heritage of the Villages and Hamlets while permitting limited growth through infill;*
- b) promote the efficient use of existing and planned infrastructure and public service facilities;*
- c) provide opportunities for small-scale and home-based employment uses to provide jobs for local residents;*
- f) encourage the development of affordable housing, where such housing can be appropriately serviced; and,*

- g) provide opportunities for sustainable and diversified tourism, including the leveraging of historical, cultural, and natural assets.*

18.2 General

18.2.1 Permitted uses within the Villages and Hamlets will be subject to meeting servicing and other requirements as set out in this Plan. In general, growth in Villages and Hamlets will be limited to infill and minor rounding out of existing development and will be restricted to uses that are sustainable on individual on-site sewage services and individual on-site water services or municipal water services, as the case may be.

18.2.2 All new development will be appropriate to the infrastructure, which is planned or available, to avoid the need for unjustified and/or uneconomical expansion of this infrastructure and/or the provision of municipal water and sewer services.

18.2.3 New development will be compatible with the existing uses and scale of the uses and built form within the Village or Hamlet and the natural environment. For each Village or Hamlet, it is important to recognize the distinct character and to ensure that future development is compatible with and enhances the existing character to foster a sense of place in each.

The proposed development on the subject lands aligns with policies 18.2.1-18.2.3 of the Adopted Official Plan by proposing an infill development on a large parcel of land that is currently vacant. The proposed development will infill the existing residential area in a way that recognizes the distinct historical character of Alton pursuant to the siting and design of each townhouse block as further detailed in the Urban Design and Cultural Heritage Brief prepared by ATA Architects.

The infill development is proposed to be serviced by existing municipal water services. For sanitary services, on-site sewage systems are proposed; therefore no expansion of the municipal servicing is proposed to accommodate the proposed development, save and except for local watermain upgrades detailed in the Functional Servicing and Stormwater Management Report prepared by Greck Engineering.

18.2.4 It is the long-term intent of the Town to re-establish a mature canopy of trees along the main streets in the Villages and Hamlets. In order to achieve this objective, new street trees will be provided as a condition of development approval wherever possible. The requirement for the provision of street trees will be determined by the nature of the application. Street trees may be located on private property if insufficient space is available within the public right-of-way.

18.2.9 In order to maintain the character of the Villages and Hamlets, all development will recognize the existing built form context and protect the character of the settlement and its built heritage resources and cultural heritage landscapes. In this regard, new development will respect and reinforce:

- a) The height, massing, and scale of nearby buildings*
- b) The average setbacks of buildings from the street;*
- c) The prevailing side and rear yard setbacks;*
- d) The landscaped open space patterns;*
- e) The size and configuration of lots; and,*
- f) The existing street pattern.*

The proposed development aligns with policy 18.2.9 of the Adopted Official Plan, as the townhouse blocks in the proposed development have been intentionally designed to reflect the heights, massing, street setbacks, and heritage character of the other residential dwellings in the older parts of the Village of Alton. The townhouse blocks that are located on the exterior of the subject lands incorporate substantial rear yard setbacks to be compatible with the large rear yards of the existing dwellings that surround the site. Additionally, the proposed development generally aligns with the grid street pattern surrounding the site, providing full vehicular connections to both Agnes and Emeline Streets.

18.2.12 New developments that assist Villages and Hamlets to become more complete including providing a greater range of goods and services, housing options including affordable housing and local employment will be encouraged.

18.3 Villages and Hamlets Designation

18.3.1 Permitted Uses

- a) *The following uses may be permitted in the Villages and Hamlets designation as shown on Schedule E1, Rural System, subject to any specific policies set out in this section:*
 - i. *residential dwellings;*
 - ii. *additional residential units in accordance with Part C of this Plan;*
 - iii. *bed and breakfast establishments in accordance with Section 8.5;*
 - iv. *business offices;*
 - v. *conservation uses;*
 - vi. *country inns;*
 - vii. *garden centres;*
 - viii. *garden suites;*
 - ix. *gas stations;*
 - x. *home industries as an accessory use to a single detached dwelling in accordance with Section 8.5;*
 - xi. *home occupations in accordance with Section 8.5;*

- xii. *hotels and motels;*
- xiii. *additional needs housing in accordance with Part C of this Plan;*
- xiv. *open space uses;*
- xv. *personal service uses;*
- xvi. *public service facilities;*
- xvii. *restaurants and take-out restaurants;*
- xviii. *small-scale retail and service commercial uses; and,*
- xix. *small-scale institutional and open space uses.*

The proposed development conforms to the Villages and Hamlets policies as it provides for residential development within a rural settlement area in the Alton Village. The proposed development also makes use of the existing infrastructure and public service facilities in the area and will have access to a range of community services, commercial uses and have access to municipal water and private wastewater servicing. Several existing trees, particularly on the edges of the subject lands, are proposed to be retained in an effort to maintain the existing tree canopy to the greatest extent possible. Replacement tree plantings are proposed with more desirable native tree species than the trees that are slated for removal.

Additionally, the proposed development seeks to achieve moderate intensification within a built-up area on underutilized land and promotes a new housing typology other than the single-detached dwellings in the surrounding area. The built form has been designed to be compatible with neighbouring communities and linkages have been provided to connect the proposed development to the surrounding area.

Summary

The proposed development conforms to the policies of the Adopted Official Plan as it provides for residential development within a rural settlement area such as Alton Village and seeks to achieve moderate intensification within a built-up area on underutilized lands, while promoting a new housing typology. This development will assist the Town in meeting its population growth target of 300,000 people by 2051 without the need for settlement area boundary expansions. The proposed development also makes use of the existing infrastructure and public service facilities in the area and will have access to a range of community services, commercial uses and have access to municipal water and new private wastewater servicing.

Various site level design and management approaches that constitute Low Impact Design (LID) features are proposed, such as stormwater infiltration and naturalized landscaping of a significant portion of the site area. During the detailed design stage, sustainable building technologies will be considered to minimize environmental impacts and reduce energy and water consumption in accordance with Green Development Standards as referenced in the Adopted Official Plan.

The proposed development optimizes the number of units within the site while creating visually captivating features, views, and vistas. It establishes linkages and walkways to promote active transportation and allows pedestrians and cyclists to traverse the site. The development also proposes an ample open space with a central common amenity green space and a perimeter space that provides a buffer to existing residential uses and ample space for naturalized plantings. The proposed density of 16.58 UPH is compatible with the surrounding low-density built form and is consistent with Provincial, Regional, and Municipal density targets. The proposed development has also been designed in a manner that respects the surrounding cultural heritage resources and built form characteristics, while simultaneously creating a unique look that compliments the village.

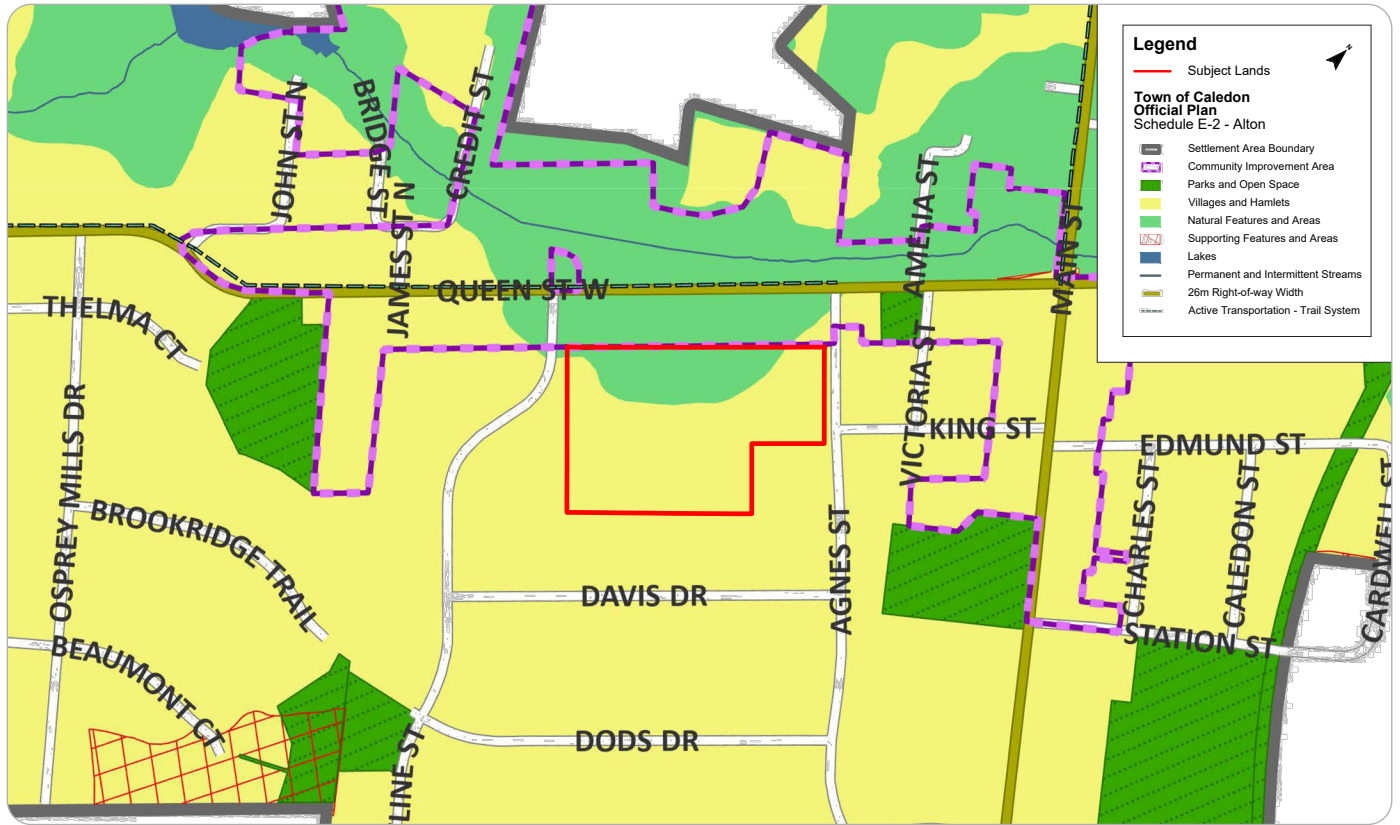


Figure 3: Schedule E2- Alton, Adopted Caledon Official Plan, March 2024

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7. ZONING BY-LAW AMENDMENT

The subject lands are currently zoned as Rural Residential (RR), and a Zoning By-law Amendment is required to permit site-specific standards for the proposed development. The existing RR Zone category does not permit townhouse dwellings, but the existing Residential Townhouse (RT) Zone category does permit townhouse dwellings. Therefore, the subject lands will be rezoned to a modified version of the RT Zone. The accompanying draft Zoning By-law provides the proposed site-specific provisions and has been submitted under separate cover.

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8. PLANNING JUSTIFICATION

8.1 POLICY CONTEXT

The proposed development is consistent with the Provincial Planning Statement 2024 as it promotes compact and efficient use of underutilized lands that are located within an existing settlement area that is serviced by existing municipal water services. The proposed development will also introduce a new housing typology to the village of Alton that is compatible with the existing community character as it provides for a similar low-rise ground oriented housing form. The additional housing will significantly contribute to providing a broader range and mix of housing choice to the settlement area, which will improve affordability and accessibility through increased supply that will benefit a broader range of lifestyles, household types and demographic cohorts as encouraged by provincial policy. The incorporation of this built form allows for more optimal utilization of vacant lands and public services that are sufficiently sized to accommodate intensification. This form of modest infill will accommodate necessary growth without expanding existing settlement area boundaries into the Greenbelt. The PPS 2024 identifies the Town of Caledon as a large and fast-growing municipality and is anticipated to accommodate significant growth over the coming decades.

It is our opinion that the proposed development conforms to the Adopted Town of Caledon Official Plan as it provides for residential development within a Rural Settlement Area and seeks to achieve moderate intensification within a built-up area that will assist the Town in meeting its population growth targets. The proposed development also makes use of the existing infrastructure and public service facilities in the area and will have access to a range of community services, commercial uses, municipal water and new private wastewater servicing. The subject lands are designated *Villages and Hamlets*, which permits and encourages modest infill of existing settlement areas, subject to the overall character of the surrounding area being preserved. The proposed development has been designed in a manner that respects the surrounding cultural heritage resources and built form characteristics, while also creating a unique look that compliments the village. The site design will complement the existing village character while providing new housing opportunities, balancing necessary growth with existing characteristics.

8.2 URBAN DESIGN

The proposed Zoning By-law Amendment and Draft Plan of Subdivision are reasonable when considering the adjacent built form, height and density. The 2023 PJR included a fulsome analysis and justification of the proposed development's design principles. Since that time, minor updates have been made to the proposal that further align the development with applicable planning policy and community feedback. As noted, the proposed built form is compatible with the surrounding community as it provides for a low-rise ground oriented building form that fits within the existing context while balancing the need for growth and intensification. Careful consideration and detailed design elements as part of future application processes will provide for an aesthetically pleasing and complimentary site and building design.

The additional vehicular and pedestrian access onto Emeline Street from the subject lands will provide greater connectivity to the overall transportation network and further integrate the community into the surrounding area. The enlarged common amenity space is approximately 1,078 square metres in size and will provide added community and amenity benefits to the future residents and surrounding area. This will provide additional leisure and recreation space for future residents while also reducing the density in the centralized area of the subject lands, in general response to feedback from the surrounding community. Its location at the end of the primary vehicular access to the site will improve the view corridor and provide a centralized sense of place.

In our opinion, the overall design along with the minor updates further respects the surrounding community characteristics while providing sufficient architectural variation and sustainable design features for a compact and well-designed community. These changes and the development's overall response and consistency with applicable urban design guidelines is discussed in the Urban Design and Cultural Heritage Brief prepared by ATA Architects.

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This addendum to the original Planning Justification Report provides an updated planning rationale in support of the proposed development based on new directly applicable planning policy such as the Provincial Planning Statement, as well as the Town's new official plan that has been considered despite it not being determinative and not yet in full force and effect. It is our opinion, based on our review of the latest planning policy and supporting materials that the proposed redevelopment remains appropriate as the updated policies discussed in this addendum do not alter our previous overarching opinions. The proposed development and associated applications for Zoning By-law Amendment and Draft Plan of Subdivision are based on good planning and urban design principles and seek to enhance the underutilized parcel within the village of Alton. The proposed development has been refined to address comments received from the municipality and other public agencies through the DART process, as well as comments received from the public as part of the PIM held in March 2024. Notwithstanding the minor changes, the development proposal continues to propose a low-rise ground oriented residential development that supports compact urban form, infill intensification, and the efficient use of infrastructure and support of community facilities.

In our opinion, the applications are consistent with and conforms to the hierarchy of applicable land use planning policies and regulations, are in accordance with good planning and urban design principles, and are in the public interest. It is our further opinion that the associated planning applications should be processed and proceed through the application review process for consideration as prescribed by the Planning Act.

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