

PLANNING JUSTIFICATION REPORT
FOR

2868577 ONTARIO INC.
PROPOSED ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF
SUBDIVISION APPLICATION

15544 MCLAUGHLIN ROAD

LOT 1 CONCESSION 2, W.H.S.

TOWN OF CALEDON

FILE NO. PRE-2022-0197

July 3, 2023

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1.0 INTRODUCTION

Candevcon Limited has been retained by 2868577 Ontario Inc. to prepare this Planning Justification Report in support of the Zoning By-law Amendment and Plan of Subdivision Application for the development of the subject lands within the village of Inglewood, in the Town of Caledon. The proposed development is municipally located at 15544 McLaughlin Road, more precisely at the southwest corner of Victoria Street and Mckenzie Street. The proposed Draft Plan of Subdivision is to facilitate a total of 13 single detached dwellings, a stormwater management pond and a local road that will link to an existing road to optimize connectivity.

A Pre-Application Review Committee (PARC) Meeting was held with Town of Caledon Staff on November 10, 2022 and comments and checklist were issued to be addressed for formal submission. The Zoning By-law Amendment and Draft Plan of Subdivision are supported by drawings and reports addressed in the formal Consultation Meeting with Town Planning staff, constituting a complete application as described in Section 34 (1) and 51 (24) of the Planning Act.

The purpose of the report is to outline the nature of the proposed development and to evaluate the proposal in the context of the applicable policy framework. Reviews of the Provincial Policy Statement (PPS), Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan (ROP), and Town of Caledon Official Plan have been conducted. The report provides an analysis of, and justification for, the proposed development in accordance with good planning principles and a basis for the advancement of the applications through the planning process.

2. BACKGROUND AND CONTEXT

2.1 Site Description

The subject site is located at the southwest corner of Victoria Street and McKenzie Street in the village of Inglewood. Identified as 15544 McLaughlin Road the lot is legally defined in Lot 1, Concession 2 W.H.S (**Figure 1 – Aerial Photo**). Although the municipal address is 15544 McLaughlin Road, the lot no longer has frontage nor access to McLaughlin Road following a consent application in 2020 (File no. B 016-20). A new address has not yet been implemented for the subject parcel which has an area of 1.63 hectares (4.03 acres). The lot was severed from a larger agricultural lot directly south that contains a single dwelling, a barn and has driveway access to the arterial McLaughlin Road.

The subject lot is vacant and does not contain any structures other than a single utility pole that supplies electricity to the agricultural dwelling at 15544 McLaughlin Road. The site is relatively flat other than the slope upwards by the natural heritage area and the cul-de-sac at Kaufman Road.

2.2 Surrounding Land Uses

Inglewood village is an urban community in Caledon that features a historic core of buildings along with several recent developments that are all situated around McLaughlin Road. The village contains a number of services for residents that include a community centre, an arena, a library and the Caledon Trailway. The following provides an overview of the surrounding proposed land uses:

- North: Located north of the lot is a residential neighbourhood, consisting of older single detached dwellings on Victoria Street and McKenzie Street, and a more recent subdivision on Kaufman Road.
- South: An agricultural property containing a dwelling and barns, formerly merged with the subject property.
- East: East of the lot are residential dwellings, the Caledon Trailway, a railway, a fire station and McLaughlin Road.
- West: Directly west is a large natural heritage area



Figure 1: Aerial Photo

3. PROPOSED DEVELOPMENT

3.1 Development Proposal Summary

The proposed development contemplates residential uses consisting of single detached dwellings (**Figure 2 – Draft Plan**) along with a stormwater management pond and open space block. A single local road is planned to extend from Kaufman Road to provide one access point to the subdivision with a cul-de-sac at

the end. Kauffman Road has a large right-of-way that can be extended for convenient connection for new and current residents. A pedestrian pathway is proposed to connect the subdivision to the McKenzie and Victoria Street intersection. The proposed residential uses consist of 13 single detached dwellings that are situated on 18.3 metre frontages (60 feet) with varying lot depths and areas. The size of the lots maintains a consistent built form and density with the other subdivisions in Inglewood to contribute a sustainable housing stock to the community.

LOTS / BLOCK AREA SCHEDULE			
LAND USE	LOT / BLOCK	AREA	
RESIDENTIAL	LOTS 1-13	0.86 ha.	2.13 Ac.
OPEN SPACE	BLOCKS 1-1A	0.10 ha.	0.25 Ac.
SWM POND	BLOCK 2	0.21 ha.	0.52 Ac.
STORM EASEMENT	BLOCK 3	0.03 ha.	0.07 Ac.
ROADS	STREET 'A'	0.43 ha.	1.06 Ac.
TOTAL		1.63 ha.	4.03 Ac.

Table 1: Site Statistics

The density analysis is outlined in Table 2: Projected Population Density. The minimum density is achieved solely by projecting the number of residents.

Table 2: Projected Population Density						
Dwelling Type	# Of Units	# Of people per unit ¹	Total population generated	Total Subdivision Area ² (ha)	POPULATION DENSITY (# of people per hectare)	UNIT DENSITY (# of units per hectare)
Single Detached	13	4.202	54	1.63	33	7.97

¹ Number of people per unit (by type) and total work from home jobs generated are as outlined by the Region of Peel Development Charges Background Study (Sept. 8, 2020)

² less exclusions as per Policy 2.2.7.3 of the Growth Plan

Single Units:

13 units x 4.202 ppl/unit

The Draft Plan of Subdivision proposes a total of 13 single detached units on approximately 1.63 hectares of net residential land achieving a residential density of 7.97 units per hectare across the site. The low density use is reflective of surrounding uses and does not overwhelm the characteristics of the community. The subdivision contributes to the development of compact urban form and the creation of a complete community by providing access to open space and using good urban design principles to

improve streetscape and pedestrian environment. An open space block is proposed and provides a pedestrian connection to McKenzue Street.

3.2 Description of Planning Applications

Zoning By-law Amendment and Draft Plan of Subdivision applications are being submitted concurrently to facilitate this proposal for 13 single detached dwellings. A local street will provide access through the subdivision and improve connectivity in the community. The Town of Caledon zones the lands as “Rural Residential” and a by-law amendment is required to establish the specific land use zone provisions and regulations to facilitate the proposed single detached development. This will allow the land to be used for the appropriate types of development facilitated by the Draft Plan of Subdivision, specifically provisions for residential lot sizes, area, width, depth and setbacks. The Draft Plan of Subdivision application will facilitate the single detached dwellings and road network.

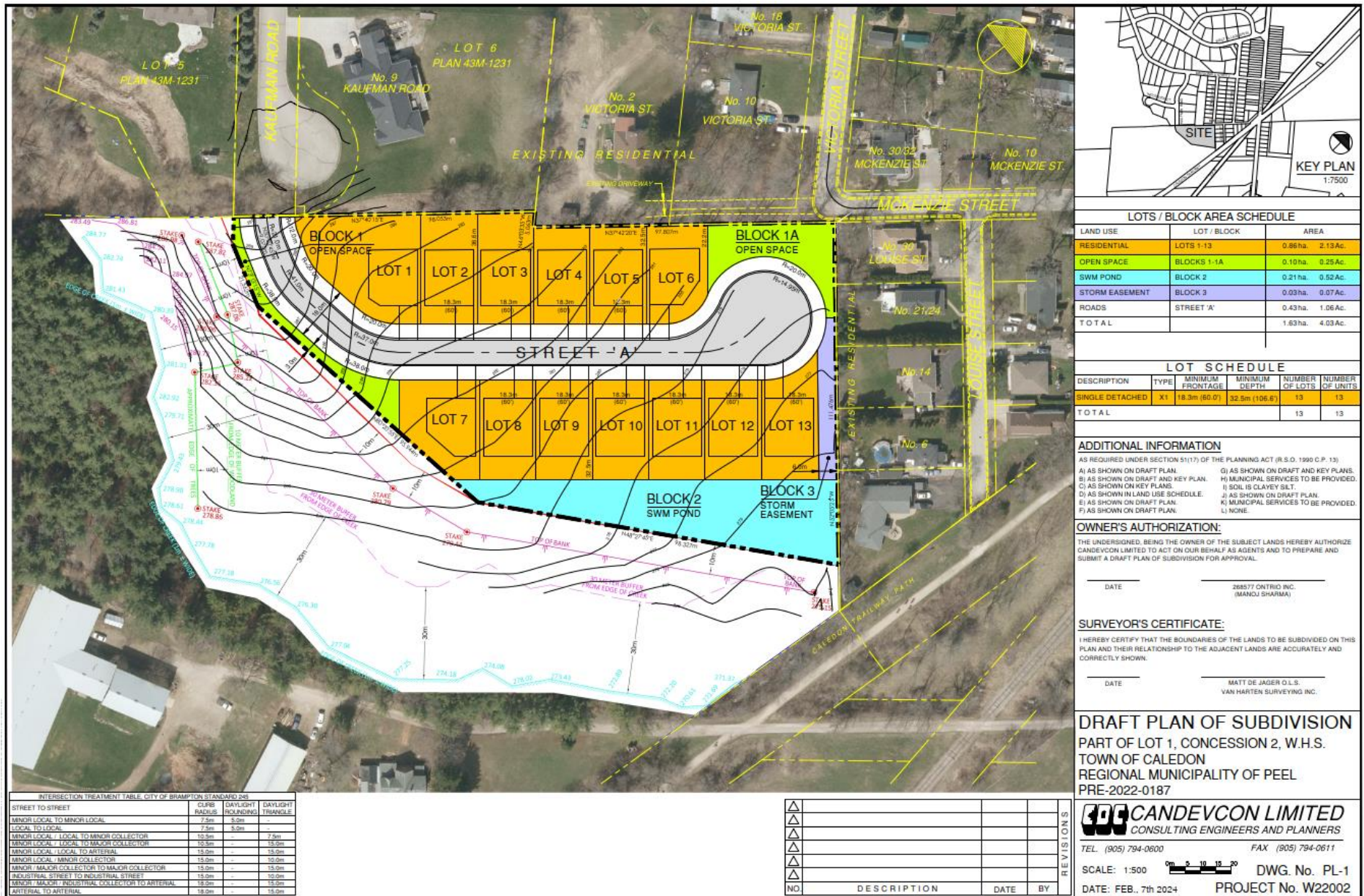


Figure 2: Draft Plan of Subdivision

4. PLANNING POLICY CONTEXT AND ANALYSIS

The following sections include detailed information regarding the applicable planning regime, which includes the Provincial Policy Statement (2020), the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, the Town of Caledon Official Plan, and the Inglewood Village Community Design Guidelines.

4.1 Planning Act

The Planning Act sets out the legislative framework and defines the powers of municipalities and authorities for land use planning in Ontario. Section 2 of the Planning Act requires decision of Council of a municipality have regard to matters of provincial interest. It is our opinion that applications for Plan of Subdivision and Zoning By-law Amendment are consistent with Section 2 as follows:

- 2 (a) *the protection of ecological systems, including natural areas, features and function*

The proposed Draft Plan of Subdivision identifies natural area blocks that will be protected for the Environmental Policy Area policies in the Region and Town Official Plan

- (b) *the protection of the agricultural resources of the Province*

The proposal does not impact agricultural resources and therefore complies with the protection policies of the Province

- (c) *the conservation and management of natural resources and the mineral resource base;*

The proposal has regard to the conservation and management of natural resources on the property and surrounding area;

- (d) *the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*

The proposal has regard to any cultural and archaeological interests. Technical reports have been prepared to analyze available interests and impacts.

- (e) *the supply, efficient use and conservation of energy and water*

The proposed development is compact in form with residential land while supporting the use of active transportation by residents.

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

The proposal provides for the efficient use of communication, transportation, sewage and water services and waste management systems for the development

- (g) *the minimization of waste*

The proposal has regard to waste management policies to help minimize waste;

(h) the orderly development of safe and healthy communities

The proposal represents orderly development as that will make efficient use of land and provide future residents with access to existing pedestrian connections.

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

The proposal provides facilities, and services that are accessible for persons with disabilities by providing homes that can designed with accessible features.

(i) The adequate provision and distribution of educational, health, social, cultural and recreational facilities

The proposal provides for educational, health, social, cultural and recreational facilities consistent Town policies.

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

The proposal will permit the development of 13 single detached units which are similar to existing subdivisions in the neighbourhood.

(k) the adequate provision of employment opportunities

The proposal does not contain any employment uses

(l) the protection of the financial and economic well-being of the Province and its municipalities

The proposal represents the best economic well-being of the Province by implementing new residential units on underutilized land

(m) the co-ordination of planning activities of public bodies

The planning process will see the coordination of the town, region and province public bodies to guide the proposal to their satisfaction

(n) the resolution of planning conflicts involving public and private interests

The proposal has regard to the resolution of planning conflicts if one were to arise between public or private parties

(o) the protection of public health and safety

The subdivision design has regard to the public health and safety of residents, pedestrians and other users of the site

(p) the appropriate location of growth and development

The proposal is within an appropriate location for growth and development as they will make efficient use of land and existing infrastructure.

- (q) *the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians*

The proposal is designed to be sustainable and improve the quality of life of residents by being supportive of active transportation and pedestrian access.

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

The single detached built form is designed to integrate seamlessly into the neighbourhood and the subdivision will be prosperous for residents by attracting a high quality urban environment

- (s) *the mitigation of greenhouse gas emissions and adaptation to a changing climate*

The proposal is sustainable by promoting active transportation and adapting EV options in the design of the buildings to mitigate emissions

Section 3(5) of the Planning Act requires a decision of a council that a planning matter shall be consistent with provincial policy and shall conform with and not conflict with provincial plans. It is our planning opinion that the applications for Plan of Subdivision and Zoning By-law Amendment are consistent with the Provincial Policy Statement and conform to policies outlined in Section 4.2 below.

Section 34 of the Planning Act enables municipalities to pass Zoning By-laws permitting and prohibiting uses of land, buildings, structures and regulating the construction to include the requirement for parking and loading facilities. The proposed development is an appropriate arrangement with respect to the types of uses and densities proposed.

Section 51 (24) of the Planning Act sets out the criteria that approval authorities must have regard to in considering the approval of a Draft Plan of Subdivision. It is our opinion that applications for Plan of Subdivision and Zoning By-law Amendment are consistent with Section 51 (24) as follows:

- a) *the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;*

Matters of provincial interest are met as outlined above;

- b) *whether the proposed subdivision is premature or in the public interest;*

The proposed subdivision is within the public interest since the property has been designated for future development by the municipality;

c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

The proposed subdivision conforms to the neighbourhood Official Plan designation, and is designed to conform to the size and built form of the adjacent subdivision lots;

d) the suitability of the land for the purposes for which it is to be subdivided;

The property is currently underutilized and is suitable for development since it is located within the Inglewood settlement area;

e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

The road system and grading plan are aligned;

f) the dimensions and shapes of the proposed lots;

Conform to the municipal standards and policies;

g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

The proposed subdivision has regard to the environmental protected lands on and adjacent to the site

h) conservation of natural resources and flood control;

The proposed subdivision has regard to the health and safety of conservation of natural resources;

i) the adequacy of utilities and municipal services;

The proposal will be built with accurate utilities and municipal services that are accessible;

j) the adequacy of school sites;

School sites that outside the subdivision will be adequately accessible

k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

Land will be conveyed or dedicated for public purposes where required;

l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy;

The proposed development has regard to energy conservation strategies;

m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection;

The proposal has regard to site plan control, if required;

We have reviewed all of the criteria and it is our planning opinion that the applications for Draft Plan of Subdivision and Zoning By-law meets and satisfy all criteria.

4.1.1 Bill 23, More Homes Built Faster Act, 2022

The Ontario government announced a bill on October 25, 2022 that aims to add 1.5 million new homes in the province in the next decade and help alleviate pressure on the housing market. Bill 23 will be influential in suburban municipalities such as Caledon since it encourages densifying residential uses to accommodate more people. The bill streamlines residential projects by amending polices of other legal documents that traditionally slow down the planning process and construction. This includes changes to the Planning Act, Development Charges Act, Ontario Heritage Act, and Conservation Authorities Act that will all introduce new policies to reduce delays on development approvals. Bill 23 will benefit the proposed subdivision and other projects in Caledon that will increase housing supply and accommodate residents quicker than normal.

4.2 Provincial Policy Statement 2020 (PPS-2020)

The Provincial Policy Statement provides policy direction on land use planning and development matters of Provincial interest while ensuring the protection of Provincial resources, public health and safety, and the quality of the natural and built environments. All planning decisions in Ontario must be consistent with the policies of the PPS.

On May 1, 2020, the PPS-2020 came into full force and effect. The PPS updated policies to support the provision of a greater mix of housing options and to support residential intensification while responding to current and future needs of communities. The focus of the Provincial Policy Statement update is to aid in increasing housing supply, support jobs which reduce barriers and other costs in the land use planning system.

Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

Section 1.0 of the PPS provides policy direction related to the development of strong, healthy communities encouraging efficient development patterns and provides an emphasis on redevelopment and intensification. Section 1.1.1 of the PPS states that “healthy, livable and safe communities are sustained by:

- a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) *accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- e) *promoting the integration of land uses planning, growth management, transit supportive development, intensification and infrastructure planning to achieve cost -effective development patterns, optimization of transit investments and standards to minimize land consumption and servicing costs;*
- f) *improving accessibility for persons with disabilities and the elderly by addressing land use barriers which restrict their full participation on society;*

- g) *ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;*
- h) *promoting development and land use patterns that conserve biodiversity; and*
- i) *preparing for the regional and local impacts of a changing climate*

These policies promote the establishment of sustainable communities by recognizing that the Province's long term success is dependent upon planning changes being made wisely. The proposed subdivision promotes efficient development and land use patterns that are similar to the existing surrounding neighbourhood. The proposed development provides carefully planned residential uses to a site that is allocated and can accommodate residential growth. The subdivision connects to existing municipal water and wastewater systems in Inglewood to meet the community's current and projected needs. Applicable valleyland buffers have been included in the form of open space to protect natural heritage features west of the site.

Settlement Areas

Settlement areas are critical to the Province's long-term development and prosperity of communities.

The focus of growth and development in settlement areas is stated in Section 1.1.3:

1.1.3.1 Settlement areas shall be the focus of growth and development.

1.1.3.2 Land use pattern settlement areas shall be based on densities and mix of land uses which:

- a) efficiently use land and resources;*
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- e) support active transportation; and*
- f) are transit-supportive, where transit is planned, exists or may be developed;*

1.1.3.6 New Development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact built form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities

The proposed development is within the 2021 Settlement Boundary Area in the Town of Caledon Official Plan and makes use of the currently underutilized agricultural lands. Further, the proposed development establishes a compact residential subdivision in a small and growing village. Pedestrian activity is highly encouraged thanks to the linkage of existing streets and the nearby Caledon Trailway which is a major recreation trail in the municipality.

Housing

Section 1.4.1 and 1.4.3 in the PPS encourages the provision of a range of mix housing options and densities and states:

1.4.1 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 residential intensification and redevelopment and, if necessary, 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 to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.*

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet project market based and affordable housing needs of current and future residents of the regional market area by:

- b) Permitting and facilitating:
 - 1. all housing options required to meet the social, health and well-being requirement of current and future residents, including special needs requirement and needs arising from demographic changes and employment opportunities;**
- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and project needs; and*
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in area where it exists or is to be developed.*

The proposed development adds to the housing supply of the village and promotes the social, economic, health and well-being of current and future residents. The built form of the proposed buildings are all single detached in order to have a similar density and lot size as the other buildings in the village. A large increase of density would not be appropriate for the small and historic village. This will reflect the character of the surrounding uses and offer opportunities to support new active transportation infrastructure that will be adequately services by existing and planned infrastructure.

The proposed development is consistent with the policies as set out in the Provincial Policy Statement. The Zoning By-law Amendment and Draft Plan of Subdivision will ensure protection of the natural heritage system, existing infrastructure and will be a positive addition to the community. It supports the creation of a strong, healthy, and complete community through efficient and resilient land use patterns providing a consistent housing stock, utilizing and creating a new road network, and promoting active transportation.

4.3 Growth Plan for the Greater Golden Horseshoe (GPGGH 2020)

The Growth Plan for the Greater Golden Horseshoe utilizing, (Growth Plan) is a policy document prepared and approved under the Places to Grow Act, 2005 and took effect in August 2020. The Growth Plan directs the efficient use and management of land and resources within the Greater Golden Horseshoe (GGH) to support economic opportunity, protect the environment and help communities achieve high quality of life (Growth Plan 2020).

Section 2, “Where and How to Grow” provides direction on how to manage growth within built up areas, including urban growth centres as well as guidance on housing, employment and new development in Designated Greenfield Areas. The following sections and policies are applicable for this proposed development:

1.2.1 Guiding Principles

- *Support the achievement of complete communities that are designed to support healthy and active living and meet people’s needs for daily living through an entire lifetime*
- *Prioritize intensification and higher densities in strategic growth areas to make efficient use of land and infrastructure and support transit viability*
- *Support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes and age of households,*
- *Improve the integration of land use planning with planning and investment infrastructure and public service facilities, including integrated service delivery through community hubs, by all levels of government; and*
- *Protect and enhance natural heritage hydrologic and landform systems, features and functions*

The proposed development has been designed to support the village of Inglewood with an appropriate housing stock and a new public street that will increase circulation of the road network. As a result of the proposed road, new and existing residents would have a more direct pedestrian route to buildings and services along McLaughlin Road. The development contributes to housing options in the area serving a variety of household sizes, ages and lifestyles while improving connectivity with a pedestrian pathway through the open space block.

2.2.6 Housing

1. *Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will:*
 - a) *support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:*

4.4 Region of Peel Official Plan (2022)

The Peel Region Official Plan (ROP) is a document intended to provide policy direction and objectives that manage growth throughout the Region of Peel. The Plan outlines a long-term framework for more detailed planning for protecting the environment, managing resources and directing growth while setting the basis for providing Regional services in an efficient and effective way. The Region has introduced a new Official Plan in April 2022 that establishes new and updated policies to shape land use in the Region up to 2051. New policies have been implemented that firmly address planning matters such as the opportunity for growth and efficiently managing land uses.

The Region of Peel identifies the site as part of the ‘Rural System’ in Schedule E-1 and a ‘Rural Settlement Areas’ in Figure 3: Schedule D-1 Rural System. An amendment to this document is not required as the proposal is appropriate for the designation. There are a number of Regional policies within the ROP that pertain to this development proposal.

5.7 The Rural System

5.7.1 To promote sustainable development and conserve the environmental and resource attributes of the Rural System. 5.7.2 To maintain and enhance the integrity and distinctive characteristics of existing communities in the Rural System.

5.7.3 To promote healthy and complete rural communities that collectively contain living, working and recreational opportunities, and respect the natural environment and resources.

5.7.4 To maintain and enhance the quality of the Rural System while allowing choices in alternative rural lifestyles.

5.7.5 To provide opportunities for economic development that are compatible with the rural character and natural environment of the area and with the other objectives of this Plan.

5.7.18 Rural Settlement Areas

5.7.18.1 To preserve and enhance the distinct character, attributes and heritage of Rural Settlement Areas, including the conservation of cultural heritage resources.

5.7.18.2 To add to the diversity of lifestyle choices in the Rural System.

5.7.18.3 To provide appropriate opportunities for economic development in Rural Settlement Areas.

5.7.18.7 Consider development in Rural Settlement Areas, as designated in the Town of Caledon Official Plan, consistent with the policies in this Plan and, if applicable, the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Growth Plan.

The proposed development provides a sustainable residential development within the Rural System. It creates a healthy compact subdivision that offers single detached dwellings and the opportunity for new residents to live in the village as they age. Rural Settlement Areas in Caledon may accommodate specific low density growth that remains in character with the overall community and surrounding agricultural lands. The proposed development is compatible with the rural character of Inglewood and will introduce a new

street and lots that are similar in size to the lots on adjacent streets. Several walkways and pedestrian trails are available nearby and provide residents with opportunities to live a lifestyle near nature that can improve quality of life. The road system is supportive of active transportation activity.

Growth Management is met in the subject application as underutilized lands are resourced to develop a vibrant and compact community of single detached units. The site is oriented improve walkability and connect residents with other points of interest in Inglewood such as the arena and coffee shop.

5.9 Housing

5.9.1 To promote the development of compact, complete communities by supporting intensification and higher density forms of housing.

5.9.2 To achieve Peel-wide new housing unit targets shown in Table 4, which provide an appropriate range and mix of housing options and densities, including affordable housing, that meet local housing need so that people can live in the community of their choice.

5.9.3 To ensure an adequate supply of rental housing stock to meet local need.

Since the proposed development is less than fifty units and in a rural settlement area, New Housing Unit Targets required for most new developments in the Region of Peel does not need to be achieved for the subject subdivision. The most appropriate type of dwelling and density is proposed for the location in Caledon to meet the local housing need of the growing community. The proposed development has been designed to accommodate various forms of transportation. The new streets will provide a sidewalk on one or side of the street, thereby encouraging active transportation and pedestrian activity on a local road.

As outlined above, the proposed development meets the policies of the Region of Peel Official Plan. Specifically, the proposed development creates a healthy community of residential and recreational uses that will support each other locally in a small village. The urban structure is planned to provide a pedestrian friendly street, pedestrian connections and infrastructure to support the community.

Official Plan
RURAL SYSTEM

SCHEDULE D-1
 April 2022
 As modified by the Province on November 4, 2022

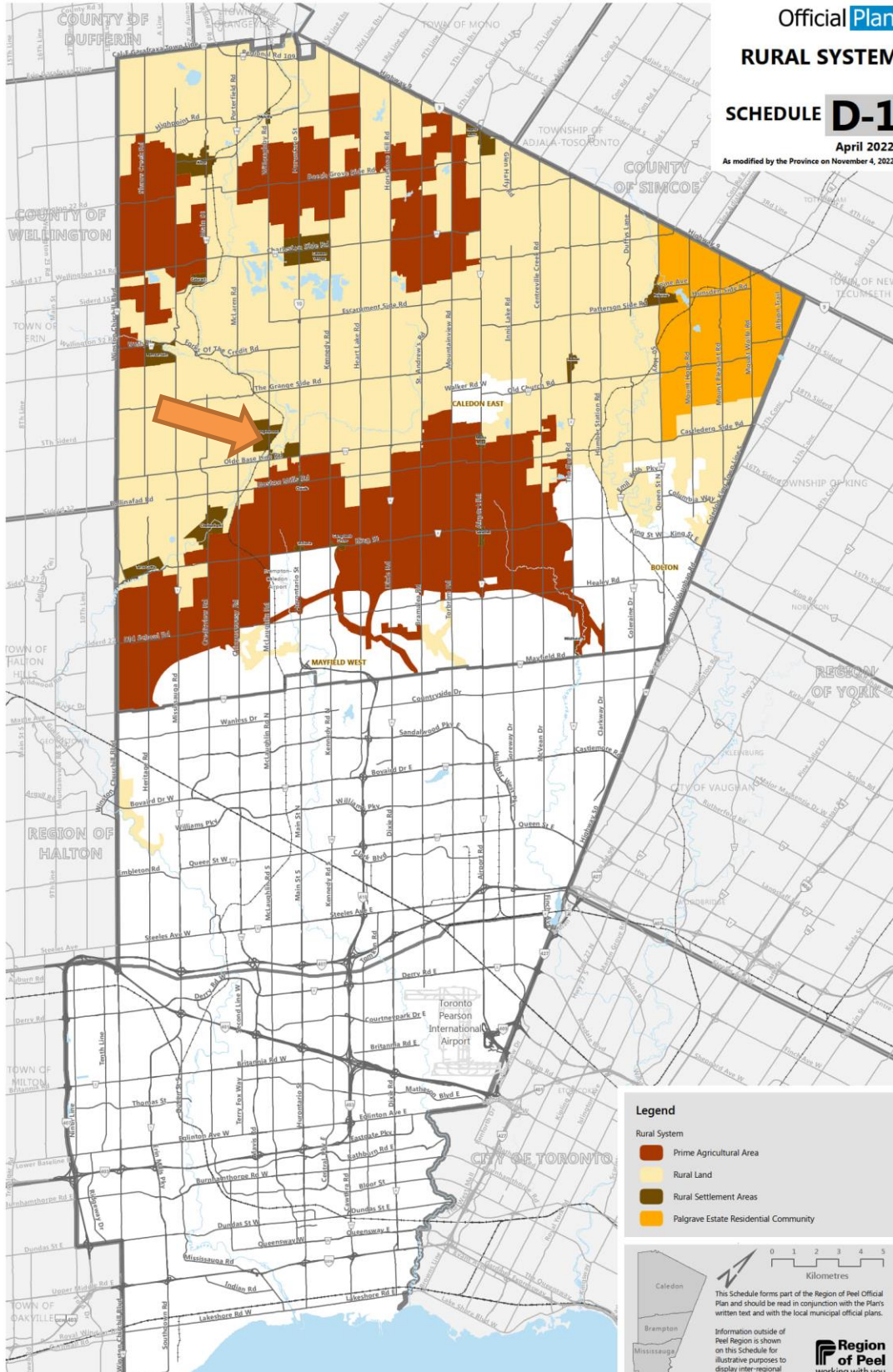


Figure 3: Schedule D-1 Rural System

4.5 Town of Caledon Official Plan

The current Town of Caledon Official Plan came into effect in April 2018 and its purpose is to set out goals, objectives and policies guiding how lands should be used and where development should occur. According to Schedule A1: Town Structure of the Official Plan, the subject lands are designated in a Village and therefore permits new development to a smaller, more appropriate scale to consider the existing built form of the area.

The Village is subject to the Inglewood Village Plan that contains specific policies for land use development for the urban area, including structuring built form and urban design guidelines. **Figure 4 – Schedule M: Inglewood Village and Area Land Use Plan** designates the subject property as ‘New Residential Neighbourhood Area C’ as it is one of three vacant parcels in Inglewood that are appropriate for residential growth. Considering all policies in the Town of Caledon Official Plan, the proposed development conforms to the policies in place and does not require an Official Plan Amendment. The following policies are applicable to the proposal:

7.6 Inglewood Village Plan

7.6.2.1 Community Planning Objectives

- a) *To allow for moderate growth within the Village boundaries, that is compatible with the character of the existing Village.*
- b) *To establish appropriate mechanisms to manage the rate and phasing of growth in a manner which is compatible with the existing Village.*
- c) *To provide for a range of housing styles where appropriate, that is compatible with the existing character of the Village.*
- d) *To prepare and implement community design guidelines which complement the objectives and policies of the Inglewood Village Plan.*
- e) *To ensure that existing and new development addresses the recommendations and strategies contained in the Inglewood Village Environmental Management Plan.*
- f) *To promote stewardship through such measures as the preparation of an Inglewood Village Environmental Stewardship Manual.*
- g) *To identify and protect, as appropriate, cultural heritage and archaeological resources, including heritage buildings, existing historic farm clusters and hedgerows, and significant landscape features and views.*
- h) *To provide for a system of open spaces, trails and pedestrian walkways that interconnect the New Residential Neighbourhoods, McLaughlin Road, the Core and the Caledon Trailway.*
- i) *To establish and maintain a trail linkage between the Caledon Trailway and the Elora-Cataract Trail.*
- j) *To identify and address transportation-related problems, including parking within the Core area and opportunities for traffic calming along McLaughlin Road.*
- k) *To establish appropriate development and engineering standards which allow for the safe and efficient movement of vehicles while fostering intimate village streetscapes and pedestrian movement.*

The Inglewood Village objectives are met in the following way:

- a) The proposed residential buildings will slightly increase population and they are designed to reflect the character of the village;
- b) The proposed subdivision is located in a small property that is within the urban settlement area that limits the permissible development area.
- c) The residential single detached dwellings proposed will be designed as custom homes and therefore have different styles;
- d) The Inglewood Community Design Guidelines were reviewed and addressed in the Urban Design and Cultural Heritage Brief;
- e) The Inglewood Village Environmental Management Plan was reviewed and addressed to ensure the health and safety of users of the subdivision;
- f) Environmental stewardship is demonstrated with the conservation and protection of the adjacent environmental policy area lands with an open space buffer;
- g) Cultural heritage and archaeological resources have been reviewed and analyzed part of the Archaeological Assessment and Urban Design and Cultural Heritage Brief;
- h) The proposed subdivision proposes new open space blocks with greenspace compensation and a pedestrian pathway connecting the cul-de-sac to McKenzie Street;
- i) The trail between the Caledon Trailway and Elora-Cataract Trail are maintained and not impacted by the development;
- j) The proposed subdivision introduces a local road that sees a low level of traffic;
- k) The proposed subdivision conforms to town engineering standards for efficient movement of vehicles with the inclusion of one access point and a cul-de-sac;

The Caledon Official Plan identifies Inglewood as a location for moderate amount of growth to occur in order to maintain vitality in the future. The community contains a mix of historic and modern development within its small urban boundary along with a variety of commercial and recreational services. Single detached dwellings are the dominant form of housing in the village and will continue to be developed at a low density to reflect the urban structure. The addition of a new road and pedestrian connection will improve circulation for residents and add to the open space system that is already thriving in Inglewood. An arena, library, coffee shop and Caledon Trailway are all services that support the residents locally without having them travelling to other settlement areas. A small market also conveniently exists in the town while expanded groceries stores are found in Caledon East or Mayfield West communities. A large Natural Heritage Area in the Credit Valley Conservation Authority surrounds the community with regulated area existing west of the subject site. The Inglewood Village Plan is in place to limit development in the community and ensure that it continues stable growth of residential and non-residential uses.

7.6.5.3.4 New Residential Neighbourhood C

New Residential Neighbourhood C is a parcel of approximately 2 hectares located in the south-central section of the Inglewood Settlement Area. The site is in close proximity to the historic Village core and, as a result, abutting land uses are primarily higher density residential development. Low density estate

residential abuts the site in one location to the north. The Caledon Trailway abuts the site to the east and the southern boundary of the site is delineated by an Environmental Policy Area associated with a stream corridor.

As shown on Map 4 to the Niagara Escarpment Plan, the site is surrounded on all sides by lands that are within the Inglewood Minor Urban Centre. The site is located low on the south slope of the Niagara Escarpment and the topography gradually drops away to the south-east.

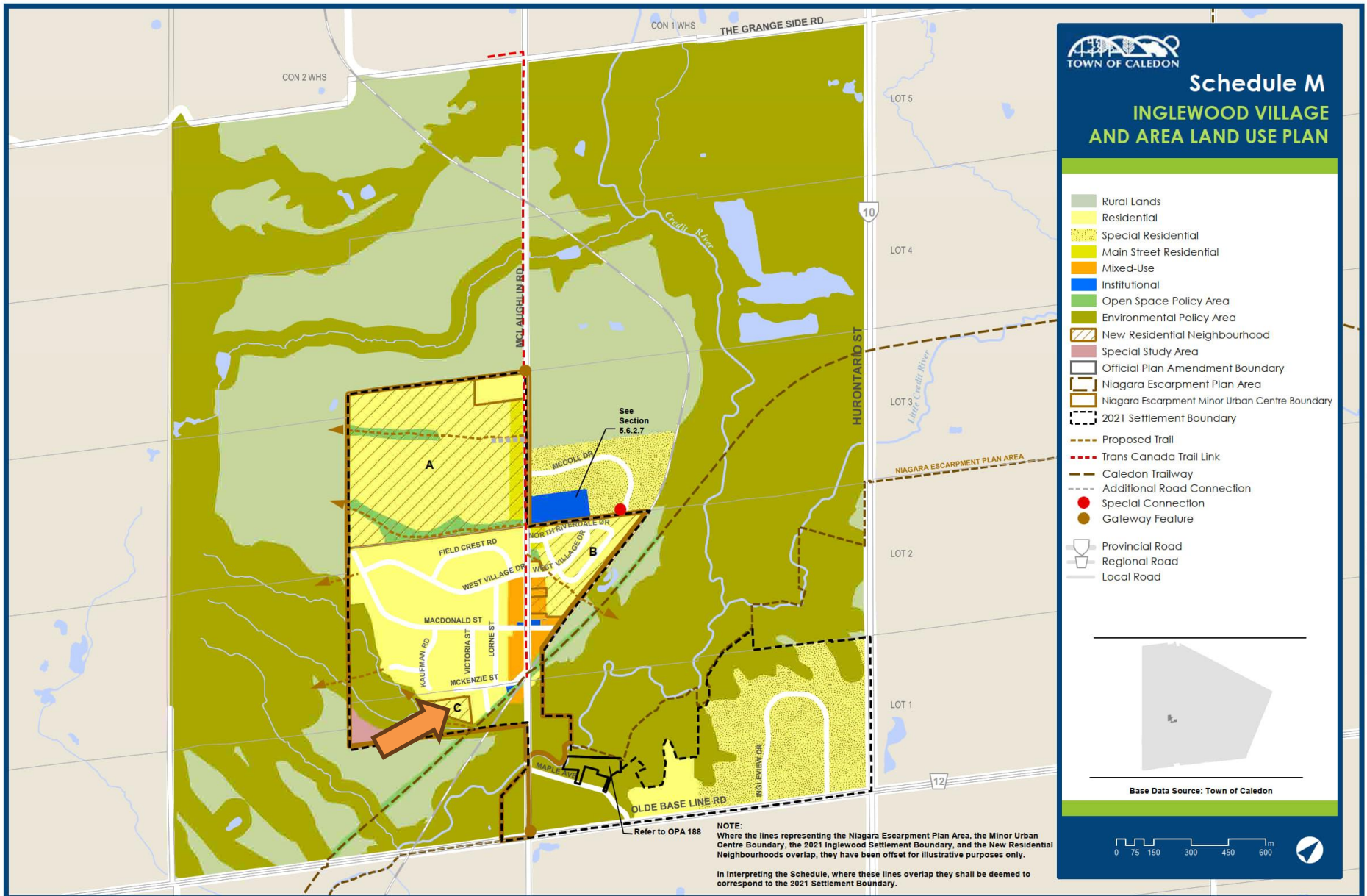
- a) The uses permitted in New Residential Neighbourhood C, as shown on Schedule M, shall consist of single-detached residential dwellings, and may also include Open Space Policy Area and Institutional.*
- b) The gross density for New Residential Neighbourhood C shall not exceed an overall average density of 7.7 units per gross hectare.*
- c) A mix of lot sizes, generally ranging from 0.06 to 0.25 hectares shall be required.*
- d) Prior to development being approved in this Neighbourhood, the proponent will be required to demonstrate that the proposal does not prejudice the potential development of the lands designated Special Study Area to the west of the site, as shown on Schedule M.*
- e) Development within New Residential Neighbourhood C shall address the recommendations and strategies contained in the Inglewood Village Water and Wastewater Servicing Plans, the Inglewood Village Environmental Management Plan and the Inglewood Village Tributary Study, to the satisfaction of the Town and other relevant agencies.*
- f) Development proponents will be required to carry out such studies and investigations as deemed necessary by the Town and other relevant agencies. The specific scope and extent of such studies shall be determined through pre-consultation between the proponent and relevant agencies and shall generally address the recommendations and strategies contained in the Inglewood Village Water and Wastewater Servicing Plans, the Inglewood Village Environmental Management Plan and the Inglewood Village Tributary Study*
- g) Development proponents will be required to demonstrate how they have addressed and incorporated the Inglewood Village Community Design Guidelines into their proposals, to the satisfaction of the Town.*
- h) The internal road system within New Residential Neighbourhood C shall connect with adjacent developments as shown conceptually on Schedule M.*

The proposed subdivision adheres to the specified policies of New Residential Neighbourhood C as the lot is allocated for low density residential development. The subdivision will be integrated into the neighbourhood seamlessly by establishing development on an underutilized parcel in Inglewood. Several technical studies have been prepared for this application to ensure that there are no developmental constraints for the parcel.

In regards to the dwellings, there are 13 lots proposed in total, each with a minimum frontage of 18.3 metres (60 feet) and a minimum lot area of 594.6 m². Although the minimum lot area is slightly below what is permitted in the Official Plan, it still represents appropriate lot dimensions that are consistent to the surrounding neighbourhood that will not have any negative impacts. Lot sizes have been strategically adjusted in order to accommodate a stormwater management pond and easement on the southern end of the site.

The residential density of the subdivision is 7.97 units per hectare and is appropriate for a low density development. The maximum density in the Official Plan is slightly less at 7.7 units per hectare and is generally appropriate for the subdivision. As mentioned, the lot sizes and dimensions all meet the minimum provisions of the Official Plan. The street circulation is designed to further benefit the residents of the new and existing neighbourhood. The location of the open space block is desirable since it provides natural transition from the adjacent natural heritage area that is populated with woodland. Connection of the street with Kaufman Road is also compatible with the placement of the open space block.

Following the fulsome review of the aforementioned policies, the proposed development conforms to the intent of the Official Plan. The proposed development will develop underutilized land for living and recreation spaces in Inglewood. A low density single detached urban form throughout the developable area achieves targets that are significant towards establishing a complete community.



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SAVED BY: bloverock

April 2018 Office Consolidation

Figure 4: Schedule M: Inglewood Village and Area Land Use Plan

4.5.1 Inglewood Village Community Design Guidelines

The Inglewood Village Community Design Guidelines is an approved document that outlines the detailed planning and development for development in Inglewood. The CDG were approved in 1999 as new development was added to community which continues to steadily grow into a diverse arrangement of land uses. It includes town aspirations for the public and private realm, that include implementing streetscape design subdivision guidelines. Section 3.2 outlines the CDGs for implementing the proposed subdivision.

3.2 PRIVATE REALM

Subdivision Design:

New residential neighbourhoods should be subdivided to provide for a mix and variety of lot sizes, as discussed in the Inglewood Village Plan. However, while lots will vary in size, it is recommended that a modular frontage dimension be adopted in order to introduce consistent order and rhythm in terms of boundaries, fencing, landscaping, etc. For example the surveyor's chain (i.e. 66 feet [20 metres] long) was used throughout the historic village to regulate street width (i.e., 33 or 66 feet), lot frontage (varying from 33 to 99 feet), and lot depth (i.e. typically 132 feet).

Lot Development Guidelines:

Figure F presents some preliminary regulations for the development of individual lots, of varying size and orientation. These introduce consistent front, side and rear yard setbacks that are based on the historic form of the village as well as Caledon's current rural building by-laws. They also illustrate recommended garage locations which seek to ensure that garage doors and on-lot, outdoor parking areas are recessed behind the front face of new housing.

The application proposes single detached dwellings at a design to meet the Community Design Guidelines representing the most appropriate development for the neighbourhood. The low density residential housing will be compatible with the adjacent subdivisions in terms of sizing to help add to the housing stock of Inglewood. This residential pattern utilizes a vacant lot with lot dimensions that comply with the CDG. Overall, the proposed development follows the Community Design Guidelines in Inglewood Village with the addition of residential uses to the neighbourhood.

4.6 Niagara Escarpment Commission

The Niagara Escarpment Commission is a provincial agency that manages the preservation and limiting development of the Niagara Escarpment Biosphere Reserve that covers a large area of southern Ontario including the village of Inglewood in Caledon. The Niagara Escarpment Plan (2017, consolidated 2021) is a policy document with the purpose of outlining policies and objectives of the maintenance of the lands within the Niagara Escarpment area. Lands within the Escarpment are to be carefully planned to avoid any type of development that will negatively impact or alter the natural features within the unique land formation.

The Niagara Escarpment exists in north and west Caledon, located within several urban areas including the village of Inglewood. The subject property is identified as a “Minor Urban Centre” that is part of an “Escarpment Rural Area” and “Escarpment Protection Area” towards the natural features at the western edge of the site. **Figure 5** illustrates the Niagara Escarpment Plan Area for the Town of Caledon.

1.6 Minor Urban Centre

1.6.1 OBJECTIVES

1. *To recognize, maintain and enhance existing rural settlements or provide concentration points for development and growth in rural areas.*
2. *To ensure that cumulatively the existing Minor Urban Centres and any associated development and growth can be accommodated and serviced in a manner that would be environmentally sustainable over the long term.*
3. *To promote the co-location of compatible public services to address local community needs in convenient locations that are accessible by walking, cycling and public transit, where available.*
4. *To conserve cultural heritage resources, including features of interest to First Nation and Métis communities.*
5. *To ensure that new development is compatible with the identity and traditional character of Minor Urban Centres.*
6. *To direct the growth of villages, hamlets, and settlement areas away from Escarpment Natural Areas and Escarpment Protection Areas into Escarpment Rural Areas in a logical manner with the least possible environmental and agricultural disruption.*

1.6.5 PERMITTED USES AND LOT CREATION

Subject to Part 2, the Development Criteria, the range of permitted uses and the creation of new lots in a Minor Urban Centre will be those in an approved official plan and/or secondary plan not in conflict with the Niagara Escarpment Plan, subject to the Development and Growth Objectives of this designation.

1.6.8 DEVELOPMENT AND GROWTH OBJECTIVES

1. *Development and growth, including the creation of new lots, shall not extend into the Escarpment Natural Areas.*
2. *The Escarpment Natural Area designation and its policies must be incorporated into the official plan/secondary plan or development proposal.*
3. *Development and growth should avoid Escarpment Protection Areas and be directed to Escarpment Rural Areas in a manner consistent with Escarpment Rural Area Objectives and Part 2, the Development Criteria of this Plan.*
9. *Growth and development in Minor Urban Centres shall be compatible with and provide for:*
 - a) *the protection of natural heritage features and functions;*
 - b) *the protection of hydrologic features and functions;*
 - c) *the protection of agricultural lands, including prime agricultural areas;*
 - d) *the conservation of cultural heritage resources, including features of interest to First Nation and Métis communities;*

- e) considerations for reductions in greenhouse gas emissions and improved resilience to the impacts of a changing climate;
- f) sustainable use of water resources for ecological and servicing needs; and
- g) compliance with the targets, criteria and recommendations of applicable water, wastewater and stormwater master plans, approved watershed planning and/or subwatershed plan in land use planning.

10. Municipal sewage and water services will be the preferred form of servicing. Where municipal sewage services and municipal water services are not provided, the use of private communal sewage services and private communal water services may be permitted. Individual on-site sewage services and individual on-site water services may only be permitted where municipal or private communal services are not available.

The proposed development conforms with the Niagara Escarpment Plan since the proposed uses have been planned in the Caledon Official Plan in “New Residential Neighbourhood C”. A subdivision of single detached lots is compatible with the identity of the neighbourhood and the new development would strategically promote growth for the urban centre. Rural and natural escarpment areas of the site will not be negatively impacted and would enhance the community with a new road and municipal sewage and water services.

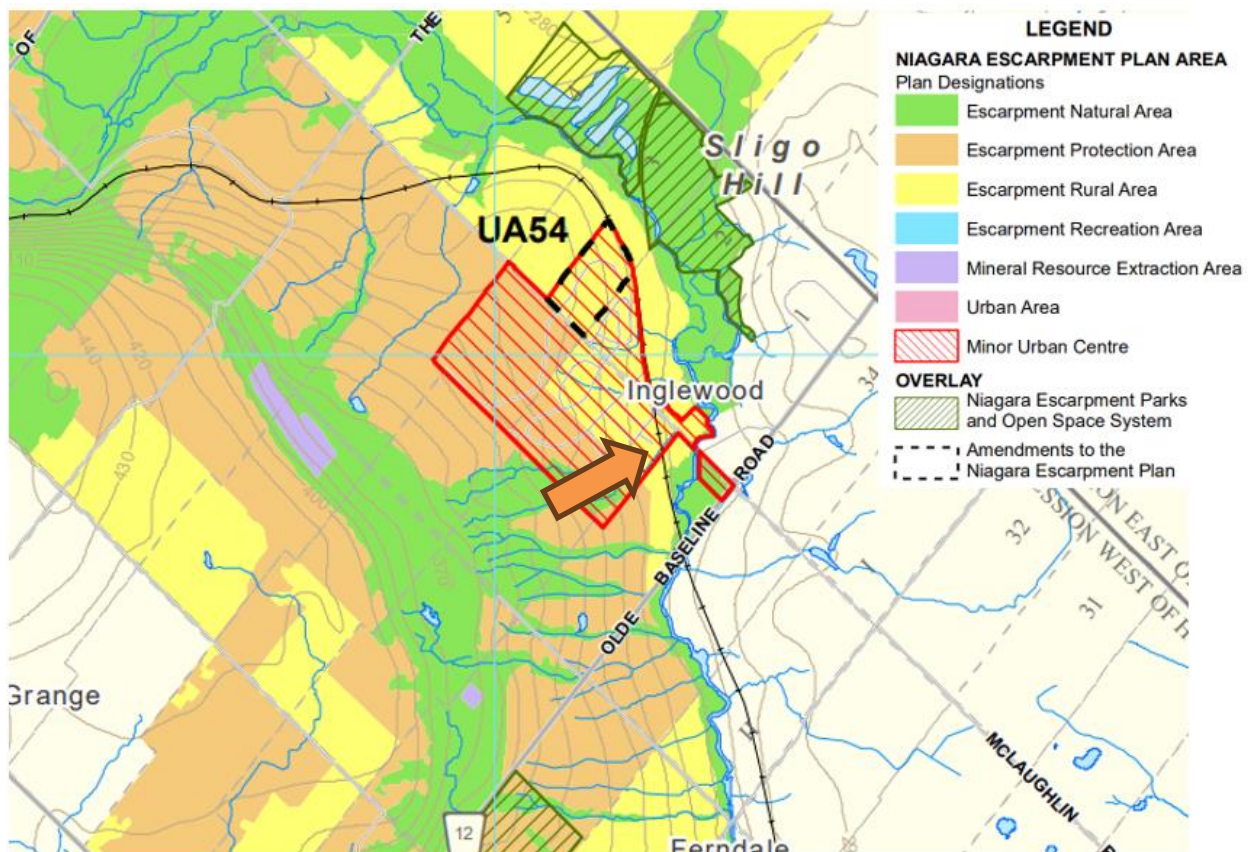


Figure 5: Niagara Escarpment Plan

5.0 PROPOSED DEVELOPMENT APPLICATIONS

5.1 Zoning By-law Amendment

To implement the proposed Draft Plan of Subdivision, an amendment is required to the existing Zoning By-law as the lands are currently zoned “Rural Residential” (RR). This will allow the land to be used for the appropriate type of single detached development at sufficient lot dimensions.

A “Residential One” (R1) zone is proposed for the subject lands for the residential uses and an “Open Space” (OS) zone is proposed for the stormwater management facility and open space blocks on the site. Specific provisions will be given for residential lot sizes, including area, width and depth along with other regulations to facilitate the development.

5.2 Plan of Subdivision

The Draft Plan of Subdivision illustrates how the proposed development is integrated within the existing area. The plan incorporates a similar housing mix that is existing in the village. The development is comprised of:

- 13 single detached dwellings;
- 1 new road with two connection points;
- Stormwater management pond
- Open Space blocks

6.0 SUPPORTING TECHNICAL STUDIES

2868577 ONTARIO INC. has retained specialized consultants to complete the necessary technical studies. The following is a brief overview of the supporting technical studies that have been undertaken.

Noise Control Feasibility Study (Candevcon Limited)

Candevcon Limited has prepared a Noise Control Feasibility Study to investigate the potential noise impacts on the proposed development and provide preliminary recommendations for noise mitigation measures. The principal noise sources are vehicular traffic on McLaughlin Road to the east. Based on the sound level projections, the daytime sound levels will be within the 55 dBA and the night time sound levels will be within 50 dBA. Therefore, noise mitigation measures are not required.

Functional Servicing Report (Candevcon Limited)

A Functional Servicing Report and Stormwater Management Report was prepared by Candevcon Limited to identify infrastructure requirements for the proposed development including functional designs of the stormwater management system and overall grading and servicing designs for the draft plan. New water and sanitary are proposed throughout the subdivision street. The watermain is proposed to be a 150mm watermain connecting to Kauffman and McKenzie Street and the sanitary system will consist of a 250mm sanitary sewer proposed to connect to McKenzie Street. Storm drainage will be accommodated within the proposed stormwater management pond located at the south end of the subdivision.

Traffic Impact Brief (Candevcon Limited)

Candevcon Limited has prepared a Traffic Impact Brief to review the traffic generated by the proposed Draft Plan of Subdivision and its potential impact to the community. The Brief's findings for the residential land use determined the traffic to be consistent with the A.M and P.M trips and that the traffic produced from the additional 13 lots would not be impactful.

Stage 1-2 Archaeological Assessment (AMICK Consulting)

A Stage 1-2 Archaeological Assessment was prepared by AMICK Consulting for the subject lands. Stage 1 background studies were conducted for the site to provide information about the property's geography, history, previous archaeological fieldwork and current land conditions. Based on the property's assessment, no archaeological resources were encountered and it was concluded that no further archaeological investigations or concerns were warranted for the property.

Environmental Site Assessment (Soil Engineers Ltd)

Soil Engineers Ltd prepared a Phase One Environmental Site Assessment for the subject site. The Phase One ESA was conducted to determine if there are any contaminants and affects on any land or water on, in or under the site based on historical use of the site. Preliminary information was provided in the report that identified that the site was historically used for agricultural purposes along with neighbouring properties. As a result, based on evaluation of information gathered from research review, interviews and site reconnaissance, it is determined that there may have been potential use of pesticides for farming, and that there is fill material located on the site. As a result of the findings and due to the limitations at the time of visitation, it has been determined that further investigation is recommended for the site.

Geotechnical Investigation/ Hydrogeological Investigation (Soil Engineers Ltd)

Geotechnical and Hydrogeological Reports were prepared by Soil Engineers Ltd. to examine surface conditions and engineering properties of the disclosed soils for the design and construction of a Draft Plan of Subdivision on the subject site as well as the Hydrogeological impacts of the proposed subdivision. Through the placement of boreholes at various locations on the subject site, soil and groundwater conditions were confirmed. The reports confirmed the soil types and conditions as well as the groundwater table. Based on the results of the site investigation, the geotechnical report provides a recommendation of appropriate development if the special considerations are followed. The reports confirmed that there were no unusual geotechnical and/or hydrogeological constraints and development and servicing for the subdivision can be achieved using conventional techniques.

Tree Inventory and Preservation Plan (Kuntz Forestry)

Kuntz Forestry prepared a Tree Inventory and Preservation Plan for the subject lands. A tree inventory was conducted and reviewed in the context of the proposed Draft Plan of Subdivision. The report includes the characterization of trees on the tableland portions of the subject lands and provides recommendations for the tree removal, preservation and replacement based on impacts associated with the proposed development and consideration of tree conditions. The report concluded that the removal of 20 trees from the subject lands is required to accommodate the proposed development. A total of 10 replacement trees are required to compensate for the removal of healthy and tableland trees.

Urban Design and Cultural Heritage Brief (MBTW //WAI)

An Urban Design and Cultural Heritage Brief was prepared by MBTW//WAI to analyze the objectives and principles of developing a new subdivision in the village of Inglewood. The document noted the established village character that is strengthened with walkable streets and access to amenities. Several cultural heritage resources are located nearby and will not be impacted directly from the development. The brief detailed that the development is compatible with the Town of Caledon Comprehensive Town-Wide Design Guidelines and Inglewood Village Design Guidelines in terms of community form, lot size, building design and natural heritage. Development within the small community of Inglewood offers many opportunities due to the many public amenities and few constraints such as the proximity to other commercial services. The subdivision is proposed to be sustainable and will provide an outdoor amenity and stormwater management pond for passive recreation.

7.0 CONCLUSION

The proposal represents an appropriate development and constitutes a new development that is planned in the village of Inglewood. It is consistent with the policies of the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, Region of Peel Official Plan, Town of Caledon Official Plan, and Inglewood Village Community Design Guidelines. The planning principles expressed in the provincial and town's policy framework for the area will be implemented through the proposed development. It is a desirable and appropriate use of the subject lands.

The proposed development will change the Zoning By-law of the lands to permit single detached dwellings and open space. The proposal specifically adds 13 single detached dwellings, a new road, and stormwater management pond to the Draft Plan of Subdivision. The Zoning By-law amendment is supportable as it permits the subdivision to be developed in a similar manner to the surrounding land uses. The zoning ensures the development is compatible with other dwellings in the immediate neighbourhood in terms of lot size, dwelling type, setbacks, and other characteristics.

The location of the site is advantageous as it provides a opportunity for the village of Inglewood to grow. The land is currently underutilized as it has not been previously used for agriculture and it falls outside of the natural heritage area.

The proposal conforms with the PPS by optimizing underutilized lands and taking advantage of existing infrastructure within the settlement area while contributing to the supply of residential units within the Town and mitigates any negative impacts on natural heritage features and cultural heritage resources. The proposal conforms to the Growth Plan policies with respect to its allocation of growth and presentation of the natural heritage system. It contributes to the development of a complete community through its design meeting people's needs for daily living.

The proposal is within the "Rural System" designation of the Peel Region Official Plan and conforms to related policies with respect to healthy communities and preserving agricultural lands and resources. In the Caledon Official Plan, the lands are designated for new neighbourhood growth in the form of single detached dwellings and therefore complies with the proposal.

In conclusion, the proposed Draft Plan of Subdivision corresponds with the intent of the policies and objectives of the Provincial Policy Statement, Growth Plan, Region of Peel Official Plan, and Town of Caledon Official Plan. Each of the policies from these plans encourages healthy growth in the form of compact residential. This future development provides a suitable addition to the growing village of Inglewood while contributing healthy complete communities. It is our planning opinion that approval of the Zoning By-law Amendment and Draft Plan of Subdivision represents good planning and can be supported from a land use planning perspective.

Report Prepared by:
Steven Giankoulas



Report Prepared by:
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