

**TOWN OF CALEDON
PLANNING
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January 31, 2025



PLANNING JUSTIFICATION BRIEF

DRAFT PLAN OF SUBDIVISION APPLICATION

**Global Properties Inc., Global Properties (1) Inc. and Global
Properties (2) Inc. c/o Solmar Development Inc.
(Wildfield Village)**

**Part of Lots 3 and 4, Concession 3 (Geographic Township of
Albion)**

**12561 & 12735 Centreville Creek Road and 12706 & 12494 The
Gore Road**

WILDFIELD VILLAGES

JANUARY 2025

P-3210

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1.0 INTRODUCTION

KLM Planning Partners Inc. has been retained by Global Properties Inc., Global Properties (1) Inc. and Global Properties (2) Inc. c/o Solmar Development Inc., (the “**Owner**”), for the development of their lands located at 12561 Centreville Creek Road, 12735 Centreville Creek Road, 12706 The Gore Road and 12494 The Gore Road, legally described as Part of Lots 3 and 4, Concession 3 (Geographic Town of Albion) in the Town of Caledon (the “**Town**”), in the Region of Peel (the “**Region**”) (the “**Subject Lands**”).

The Subject Lands are generally bound by The Gore Road, Centreville Creek Road, Mayfield Road and Healey Road, which currently consists of agricultural and rural residential dwelling uses.

The lands subject to the application consist of four (4) separate parts, being comprised of Global Properties Inc., Global Properties (1) Inc. and Global Properties (2) Inc. c/o Solmar Developments that have frontages along Centreville Creek Road and The Gore Road. The four (4) separate parts have a total area of approximately 156.8 hectares which consist of 12561 Centreville Creek Road being 37.67 ha, 12735 Centreville Creek Road being 39.69 ha, 12706 The Gore Road being 39.57 ha and 12494 The Gore Road being 39.88 ha.

A Preliminary Meeting Request (“**PARC**”) Request was formally submitted to the City on September 17, 2024, and PARC meeting (file # PRE 2024-0205) was subsequently held on October 24, 2024 to identify the required submission materials.

This Planning Justification Brief (“**PJB**”) has been submitted in connection with the

application for a Draft Plan of Subdivision (“**DPS**”) to create 242 blocks and between 2,614.5-3,278.5 units, which will include single detached dwelling units, street townhouses, dual purpose dwellings, three (3) Stormwater Management Blocks, three (3) Park Blocks and one (1) Elementary School Block on the Subject Lands (the “**Proposed Development**”). The details of the Proposed Development can be found in Section 4.0 of this Brief.

This PJB is intended to provide an overview of the development proposal as it relates to the applicable Provincial, Regional and local land use planning policies and documents. The brief will also provide an analysis and planning rationale for the Proposed Development, outlining how the proposal represents an appropriate form of development and good land use planning.

This PJB concludes the Proposed Development is consistent with the Provincial Planning Statement 2024 (“**PPS**”), conforms and does not conflict with the relevant policies of the Peel Region Official Plan 2022 (“**PROP**”), which is now deemed to be an Official Plan of the Town, the Town of Caledon Official Plan (March 2024 Consolidation)(“**COP**”), the Future Caledon Official Plan 2024 (“**FCOP**”), the Wildfield Village Secondary Plan (“**WVSP**”), and complies with the Town of Caledon Zoning By-law 2024-60 (the “**Zoning By-law**”).

2.0 SITE AREA AND CONTEXT

2.1 DESCRIPTION OF SUBJECT LANDS

The Subject Lands are located within southern Caledon between Tullamore and Bolton neighbourhoods, bordering the City of Brampton to the south and the proposed Highway 413 to the north.

The lands subject to the application consist of four (4) separate parts, being comprised of Global Properties Inc., Global Properties (1) Inc. and Global Properties (2) Inc. c/o Solmar Developments that have frontages along Centreville Creek Road and The Gore Road. The four (4) separate parts have a total area of approximately 156.8 hectares and an area of 136.7 hectares to be subdivided. The lands to be subdivided consist of the following:

- 12561 Centreville Creek Road being 37.67 hectares;
- 12735 Centreville Creek Road being 39.69 hectares;
- 12706 The Gore Road being 39.57 hectares; and
- 12494 The Gore Road being 39.88 hectares.

The Subject Lands have approximately 853.3m of frontage along Centreville Creek Road of and approximately 475.9m along The Gore Road. (see **Figure 1 – Context Map**). The Subject Lands are currently being used for agricultural and rural residential purposes.

The Subject Lands are currently designated 'Prime Agricultural Area' within the Town of Caledon Official Plan. The Future Town of Caledon Official Plan designates the Subject Lands as 'New Community Area', which will allow for the Proposed Development. Additionally, there is an ongoing Secondary Plan for these lands, which is currently in process with the Town.

The Wildfield Secondary Plan will designate the Subject Lands as 'Neighbourhood Area', which will conform to the Future Caledon Official Plan and allow for residential development.

2.2 SURROUNDING LAND USES

The surrounding land uses include the following:

North: Agricultural uses and future Highway 413;

West: Agricultural uses and Tullamore beyond;

South: Residential uses and City of Brampton beyond;

East: Agricultural uses and Bolton beyond.

The Subject Lands are situated adjacent to the proposed Highway 413 corridor. This is a project which includes 52-kilometres of highway corridor and will provide eleven (11) interchanges at municipal roads. It will extend from Highway 400, between King Road and Kirby Road, to the 401/407 ETR interchange near Mississauga, Milton and Halton Hills.

The portion proposed to be a part of the Highway 413 is part of the 2024 Draft Focused Analysis Area ("FAA") which prioritizes refinements based on stakeholder input, environmental data and design advancements as details on potential impacts become more evident. The draft is undergoing a review period, and a final version is expected early this year.

2.3 BACKGROUND AND HISTORY

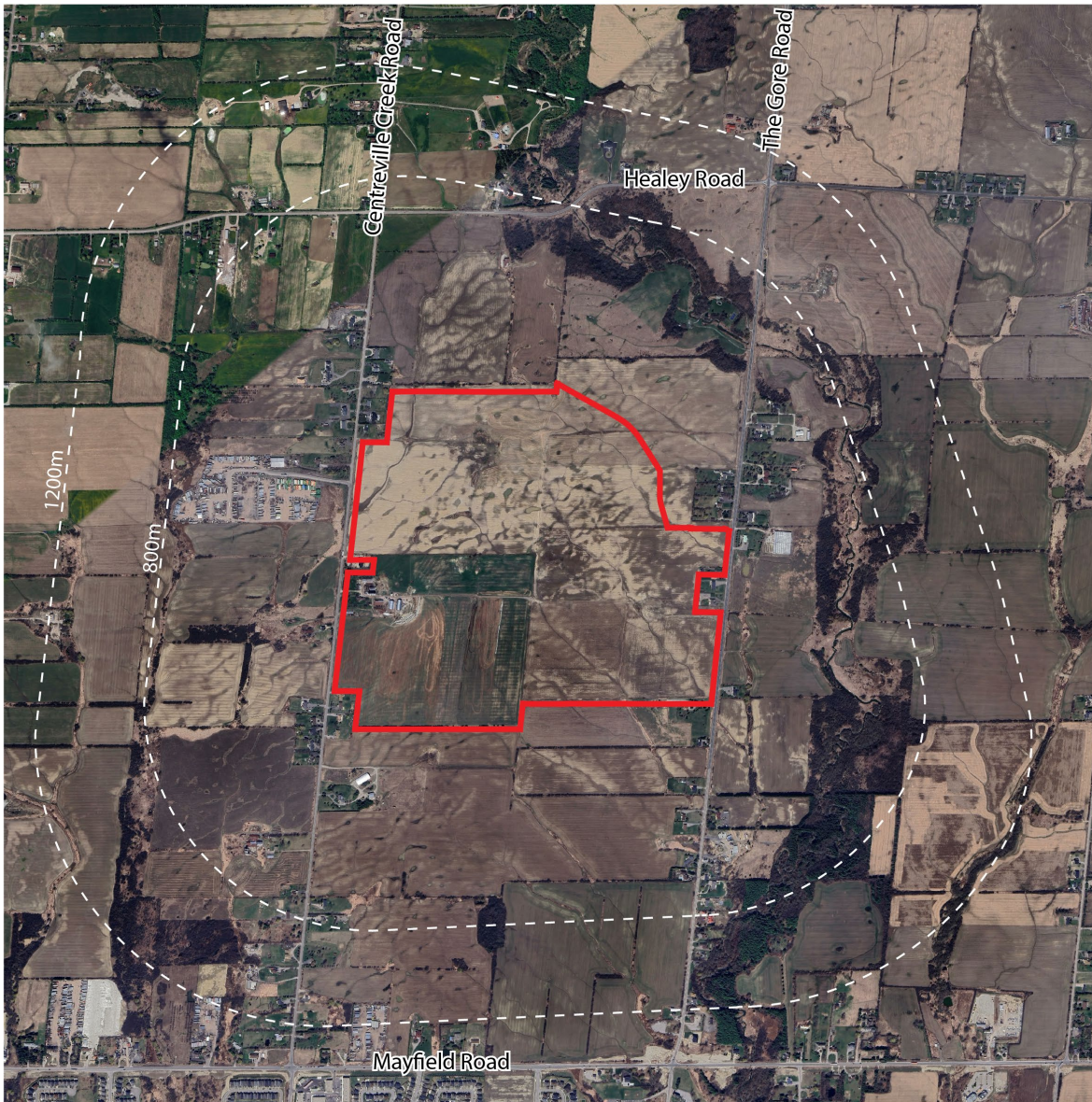
The Town initiated a Zoning By-law Amendment (By-law No. 2024-60) to rezone the entirety of the WVSP Area, inclusive of the Subject Lands to facilitate the future development of residential lots, residential mixed-use buildings and commercial uses together with the protection of environmental policy areas. The application was ultimately appealed to the Ontario Land Tribunal (“**OLT**”).

A portion of the Subject Lands are within the current Focused Analysis Area (“FAA”), which

are not zoned however, it is the intent that the FAA will be refined prior to draft plan approval and that a Condition of DPS approval will require the lands to be appropriately zoned prior to registration.

On September 16, 2024 the OLT ordered the approval of By-law 2024-60 for all of the areas of the Town to which they apply, save and except for those areas identified as: “Highway 413’s Focused Analysis Area” and “Northwest GTA Transmission Corridor’s Narrowed Area of Interest”, (Case No.: OLT-24-000844).

FIGURE 1 – CONTEXT MAP



<p>Context Map</p>	<p>LEGEND</p> <p>— Subject Lands</p>	
	<p>DATE: Jan 23, 2025</p>	<p>SCALE: NTS</p>

3.0 PLANNING APPLICATIONS

3.1 DRAFT PLAN OF SUBDIVISION

The DPS proposes the residential development of the Subject Lands with the potential for between 2,614.5 and 3,278.5 residential units consisting of Single-Detached dwelling units, Dual-Purpose dwelling units and Townhouse dwelling units. These different housing typologies will offer a range of housing opportunities to provide families and individuals options throughout the community. We note that final unit counts associated with the Dual Purpose and Townhouse Dwelling Units will be subject to final confirmation at the time of Part Lot Control. The DPS also includes three (3) Park Blocks, with a total area of 5.4 hectares, one (1) Elementary School Block with an area of 2.9 hectares, one (1) Wetland Relocation Block with an area of 1.0 hectares, three (3) Stormwater Management Blocks with a total area of 12.4 hectares, one (1) Provincial Highway Buffer Block with an area of 1.3 hectares, one (1) 10 metre Wide Servicing Access Block with an area of 0.02 hectares, two (2) 5-metre Wide Servicing Access Block with an area of 0.03 hectares, five (5) Arterial Road Buffer blocks with a total area of 0.2 hectares and four (4) Road Widening Blocks with an area of 1.1 hectares. The proposed road network is made up of

road widths of 16m, 18m, 22m and 26m totaling an area of 40.9 hectares.

We acknowledge that a portion of the proposed DPS is within the Highway 413 boundary and does not currently have zoning in place to permit the uses as proposed. The DPS was designed with the lands within the current Focused Analysis Area alignment to ensure the entire community is appropriately planned. The DPS proposes residential lots within the Highway 413 boundary for which the zone schedule associated with the OLT decision identifies as being zoned for residential uses, however, the text of that same OLT decision, notes that all lands within that boundary remain in the current Agricultural Zone classification. Notwithstanding, the intent is that, through this DPS Application, a Condition of DPS Approval will require Zoning to be in place prior to the registration of the DPS.

Please refer to **Table 1 – Development Statistics**, for a summary of the proposed blocks as illustrated on **Figure 2 - DPS of Subdivision**.

Furthermore, the DPS proposal is designed to meet and exceed the minimum density target outlined in the PROP, FCOP and WVSP, as outlined in **Table 2 – Density Calculation – Population**; **Table 3 – Density Calculation – Jobs**, and; **Table 4 – Persons and Jobs Per Hectare Calculation**

Table 1 – DEVELOPMENT STATISTICS

Use	Number of Blocks	Lot and/or Block Numbers	Number of Residential Units	Hectares	Units per Hectare
Single Detached Dwellings	7	Please refer to DPS.	707.5 units	21.90 ha	32.31
Dual Purpose Dwellings	11		Between 659 and 1,318 units*	26.33 ha	25.03-50.06
Townhouse Dwellings	203		1,227 units*	22.82 ha	53.77
Park or Open Space	3	Block 1585, 1586 & 1587		5.485 ha	
Institutional (Elementary School)	1	Block 1588		2.915 ha	
Roads and widenings	4	Blocks 1603-1606		42.09 ha	
Total	7	Please refer to DPS.	707.5 units	21.90 ha	32.31

* Subject to final confirmation at the time of Part Lot Control

TABLE 2 – DENSITY CALCULATION - POPULATION

Residential Unit Type	Number of Units	Persons Per Unit (PPU)	Population
Single Detached	707.5	3.64	2,575.3
Townhouse	1,243	3.30	4,101.9
Dual Purpose	664-1,328	3.64	2,416.96-4,833.92
Total	2,614.5-3,278.5		9,094.16-11,511.12

TABLE 3 – DENSITY CALCULATION - JOBS

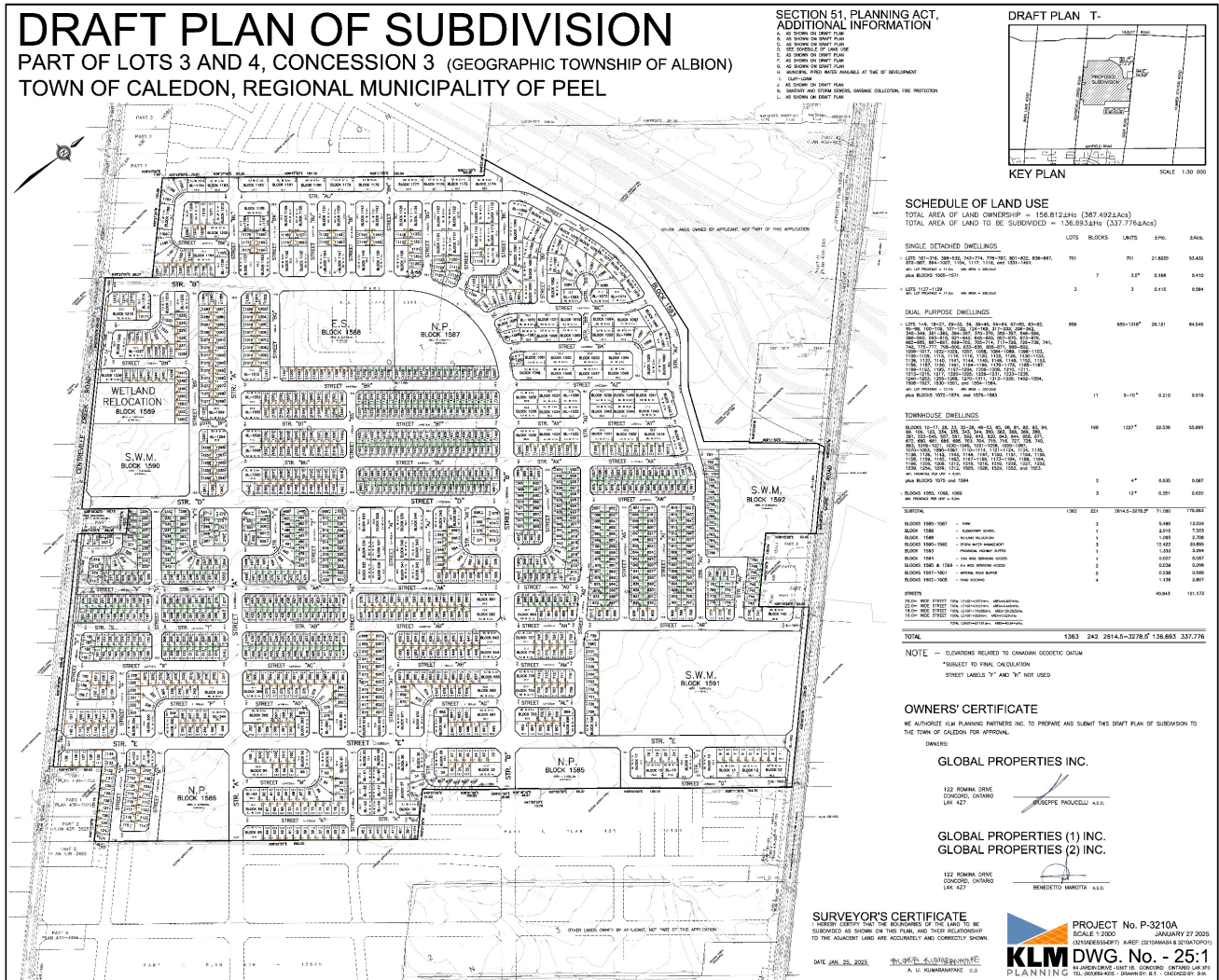
Projected Future Employment	Population	Jobs per Capita	Employees
Work From Home	9,094.16-11,511.12	0.055	500-633
Elementary School	9,094.16-11,511.12	0.035	318-403
Total Employment Generated			818-1,036

TABLE 4 – PERSONS AND JOBS COMBINED PER HECTARE CALCULATION

	Population	Number of Jobs	Total
Total Persons and Jobs	9,094.16-11,511.12	818-1,036	9,912.16- 12,547.12
Site Area	134.3		
Total Persons and Jobs Per Hectares			73.8 or 93.4

*PPU as per Town of Caledon 2024 Development Charges Background Study

FIGURE 2 – DRAFT PLAN OF SUBDIVISION



4.0 PLANNING POLICY ANALYSIS

4.1 PROVINCIAL POLICY

4.1.1 THE PLANNING ACT

The purposes of the Planning Act (the “**Act**”) are to promote sustainable development through a land use planning system guided by provincial policy, integrating matters of provincial interest. The Act acknowledges municipal councils' decision-making authority, and aims for fair, open, accessible, and efficient planning processes.

Section 3(5) of the Act states:

“A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,

- a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and*
- b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.”*

Section 51(5.1) of the Act provides that the Town of Caledon is the approval authority for Plan of Subdivision approvals.

Upper-tier municipality without planning responsibilities

(5.1) If land is in a lower-tier municipality that, for municipal purposes, forms part of an upper-tier municipality without planning responsibilities, the lower-tier municipality is the approval authority for the purposes of this section and section 51.1. 2022, c. 21, Sched. 9, s. 17 (2).

Furthermore, Section 51(23) outlines consultation for the approval authority as part of Subdivision Applications:

(23) The approval authority may confer with the persons or public bodies that the approval authority considers may have an interest in the approval of the proposed subdivision. 1994, c. 23, s. 30

As part of the WVSP work, an emphasis has been placed on meaningful engagement with parties whom have an interest in the Secondary Plan Area. Of particular note, is the engagement with Indigenous communities with interest in the WVSP Area, with whom a work plan has been established in the Secondary Plan Process Terms of Reference and the Town’s Indigenous Nation and Community Engagement Process and Checklist, to ensure their perspectives are integrated into the proposed development.

This engagement has been guided by the Wildfield Village Landowner’s Consultant, HDR, which has extensive experience working with Indigenous Communities across Ontario and aligns with the outlined scope of the project.

To date, the following milestones and activities have been achieved:

1. **Background Review and Jurisdictional Scan**
 - o Conducted a comprehensive review of relevant background materials to understand the historical and jurisdictional context and identify specific interests and concerns raised by Indigenous Communities.
2. **Coordination with Local Authorities**
 - o Held a meeting with the Caledon Planning Department to align on consultation expectations and procedural requirements.
3. **Initial Introduction of the Project**
 - o On October 24th, 2024, introductory emails were sent to all identified

Indigenous Communities, including the Mississaugas of the Credit First Nation, Six Nations of the Grand River, the Haudenosaunee Development Institute, Huron-Wendat Nation, and the Métis Nation of Ontario, providing an overview of the proposed project and inviting their participation.

4. **Notification of Archaeological Work**

- On October 31st, 2024, emails were sent to all Indigenous Communities to inform them about the commencement of Stage 2 archaeology work. This step was critical to ensure transparency and allow communities the opportunity to provide input or express any concerns related to archaeological activities.

5. **Coordination for Archaeological Engagement**

- Significant coordination has taken place between Global Properties Inc and the Indigenous Communities to facilitate their participation in the Stage 2 and 3 archaeological works. This effort underscores the Landowners in Wildfield Village and HDR's commitment to inclusive engagement and respect for cultural heritage. Four Indigenous Communities expressed interest in monitoring the archaeological work on the project lands, and field monitors from three groups were present during the investigations.

6. **Follow-Up on Indigenous Concerns**

- On December 12th, 2024, follow-up emails were sent to all Indigenous Communities to check if there were any concerns or feedback related to the project or the ongoing archaeological work.

7. **Development of a Consultation Record**

- Began compiling a detailed consultation record to document all interactions, feedback, and action items raised during engagement activities.

8. **Preparation of Consultation Summary and Next Steps Memo** (*Future Deliverable*)

- A summary of engagement activities to date is under development. This document will outline consultation efforts, summarize feedback received, and provide recommendations for the next steps in the engagement process.

Next Steps

The Landowners in Wildfield Village, through its consultant, HDR, remain committed to maintaining open lines of communication and providing a transparent process that reflects the priorities and input of Indigenous Communities.

Based on our evaluation of the policy it is our opinion that the Application satisfy the requirements of the Planning Act. The following section outlines further details about how the Proposed Development specifically, meets the conditions of Section 51(24) of the Act.

Section 51(24) - In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to

	Policy	Evaluation
(a)	<p><i>the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;</i></p>	<p>The Proposed Development, as discussed herein, has regard for relevant matters of provincial interest, particularly (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems, , (h) the orderly development of safe and healthy communities, (j) the adequate provision of a full range of housing, including affordable housing, (p) the appropriate location of growth and development, (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians, and (r) the promotion of built form that:</p> <ul style="list-style-type: none"> A. is well-designed, B. encourages a sense of place, and C. provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.
(b)	<p><i>whether the proposed subdivision is premature or in the public interest;</i></p>	<p>The proposed DPS will facilitate the creation of a complete community with a range of land uses and unit types and sizes. The Proposed Development supports the redevelopment of an underutilized parcel of land within the built boundary on a New Urban Area. The Proposed Development responds to and implements the goals and objectives of the Town of Caledon by accommodating a wide range of ground-related housing types, alongside parks, schools and future development to the south which will support the development of a complete community.</p> <p>A series of technical reports have been submitted in connection with the Applications, which have evaluated the Subject Lands with respect to environmental, servicing, traffic, noise, archaeological, geotechnical and hydrogeological. These reports have concluded that development of the Subject Lands is feasible and will not cause negative impacts on adjacent lands. As such, the Proposed Development is not premature and is in the public interest.</p> <p>Significant coordination has taken place between Global Properties Inc. and the surrounding Indigenous Communities as part of the Wildfield Village Secondary Plan process to facilitate Indigenous engagement and participation in the Stage 2 and 3 archaeological works. This effort underscores the Landowners in Wildfield Village and their consultant, HDR's,</p>

		commitment to inclusive engagement and respect for cultural heritage. Four (4) Indigenous Communities expressed interest in monitoring the archaeological work on the Secondary Plan Lands, and field monitors from three (3) groups were present during the investigations.
(c)	<i>whether the plan conforms to the official plan and adjacent plans of subdivision, if any;</i>	The Subject Lands are currently designated as 'Prime Agricultural Area' within the Town of Caledon Official Plan. The Future Town of Caledon Official Plan designates the lands as 'New Community Area', which will allow for the development of the Subject Lands. The DPS conforms with the Town of Caledon Official Plan as it introduces residential uses within an identified New Community Area, which will contribute to housing targets of the Town. Furthermore, the Wildfield Villages Secondary Plan associated with the Subject Lands, which is currently in process with the Town. The Secondary Plan designated the Subject Lands as "Neighbourhood Area", which supports the policies of the Future Caledon Official Plan and the Proposed Development.
(d)	<i>the suitability of the land for the purposes for which it is to be subdivided;</i>	The lands are located within the Urban System in the Region of Peel Official Plan and are further designated as New Community Area within the Future Caledon Official Plan, which is awaiting approval from the Province. The lands are located within the Wildfield Village Secondary Plan Area and are designated as "Neighbourhood Area" on Schedule XX – Wildfield Village Land Use Plan. A Town-Initiated Zoning By-law Amendment (File No. RZ 2024-0005) zones these lands as 'Mixed Density Residential Zone (RMD-706-H49A-H49B). The Subject Lands are designated (once approved by the Province) and zoned for residential development and as such are suitable for the proposed DPS.
(d.1)	<i>if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing</i>	No affordable housing units are proposed. The DPS will facilitate the creation of new development blocks that will facilitate the development of low-density housing. Single detached dwelling units, dual use dwelling units and townhouses dwelling units are proposed with a range of unit sizes.
(e)	<i>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;</i>	The proposed DPS is located along The Gore Road and Centreville Creek Road. The Gore Road is considered a Regional Arterial Road with a right-of-way ("ROW") width of up to 45 metres. Centreville Creek Road is a Town Arterial Road, with a ROW width of 36 metres. The WVSP will incorporate an Urban Corridor which will be developed just at the south of this proposed DPS. The proposed Highway 413 will run along the north of the Subject Lands which will provide for close proximity highway access. Mayfield Road is located south of the WVSP Area and County Road 50 is located to the east. The

		<p>proposed public roads range from a 26.0 metre ROW to 16.0 metre ROW.</p> <p>A Functional Servicing Report and Transportation Impact Study have been submitted in connection with the Proposed Development. Both studies indicate no concerns with the proposed road network from a public access and emergency service perspective.</p>
(f)	<i>the dimensions and shapes of the proposed lots;</i>	As shown in Figure 2 – DPS of Subdivision , the proposed DPS lot layout maximizes land use efficiency while incorporating green spaces, sidewalks and necessary easements for utilities. The proposed lots are designed to accommodate a mix of residential, institutional, open space and stormwater management uses, consistent with municipal zoning standards.
(g)	<i>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;</i>	There are no restrictions on the lands to be subdivided.
(h)	<i>conservation of natural resources and flood control;</i>	The Subject Lands include some environmental features, with a Headwater Drainage Feature (“ HDF ”) tributary to the West Tributary of the West Humber River, as outlines in the Functional Servicing Report (“ FSR ”). The FSR outlines three (3) SWM pond facilities, which will provide quantity and quality controls. Furthermore, the Environmental Impact Study (“ EIS ”) prepared and submitted in support of the Proposed Development identifies natural heritage features on or adjacent to the Subject Lands. The proposed wetland relocation and compensation, and mitigation measures proposed are expected to maintain and enhance the natural features and associated functions occurring on and adjacent to the Subject Lands and will maintain ecological integrity.
(i)	<i>the adequacy of utilities and municipal services;</i>	The submitted Functional Servicing and Stormwater Management Report completed by David Schaeffer Engineering Ltd. (DSEL) demonstrates the availability of water, sanitary, and storm services for the proposed development in accordance with the Town of Caledon, Region of Peel and Toronto Region Conservation Authority criteria and in consideration of applicable guideline documents. It is anticipated that a composite utility plan identifying the utility servicing for the Subject Lands will be required as a condition of DPS approval.

(j)	<i>the adequacy of school sites;</i>	The Proposed Development proposes one (1) elementary school site, located at the north of the plan with frontage onto Street B, and adjacent to one of the proposed Neighbourhood Parks. The location and quantity of schools as proposed through the DPS is consistent with the Wildfield Village Secondary Plan Schedule-XX. Furthermore, it is understood that the application will also be circulated to the school boards for consultation.
(k)	<i>the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;</i>	The proposed DPS includes three (3) Neighbourhood Parks, with areas of 2.0 hectares, 2.0 hectares and 1.4 hectares. All three (3) Neighbourhood Parks include a minimum of two street frontages, and their locations are consistent with the Secondary Plan Schedule-XX. It is anticipated that the Neighbourhood Parks will be conveyed to the Town for public purposes.
(l)	<i>the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and</i>	Energy is to be supplied utilizing the extension of existing systems. The location of the Proposed Development encourages the use of active and public transportation, which in return helps reduce the use of fossil fuels and ultimately optimize the efficient use and conservation of energy.
(m)	<i>the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act.</i>	Municipal interests will be addressed adequately through the DPS review process.

4.1.2 PROVINCIAL PLANNING STATEMENT (2024)

The PPS was issued under the authority of Section 3 of the Act and came into effect on October 20, 2024, replacing Provincial Policy Statement 2020 and the Growth Plan for the Greater Golden Horseshoe (2020). The PPS is the guiding document which provides policy direction on matters of provincial interest as they relate to land use planning and development and sets the policy foundation for regulating the development and use of land. The PPS promotes the efficient use of land and supports sustainability by promoting strong livable communities while facilitating economic growth.

Section 2.5 of the PPS establishes policy framework for Rural Areas in Municipalities. The following policies are provided to guide land use planning in the Settlement Areas:

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) *promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;*
- f) *providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;*
- g) *conserving biodiversity and considering the ecological benefits provided by nature; and*
- h) *providing opportunities for economic activities in prime agricultural areas, in accordance with policy 4.3.*

Section 3.3 of the PPS outlines policies pertaining to the preservation of economically significant Transportation and Infrastructure Corridors. The following policies speak to the preservation of these corridors:

3.3.3 *Planning authorities shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.*

New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, or where avoidance is not possible, minimize and mitigate negative impacts on and adverse effects from the corridor and transportation facilities.

The DPS includes lands within the Highway 413 Focused Analysis Area (“**FAA**”) which are not currently zoned, but a DPS condition will require all lands to be appropriately zoned prior to registration. The Proposed Development sits next to the proposed Highway 413 corridor with dwelling units situated along the south side. A Provincial Highway Buffer Block has been provided for along the southern portion of the proposed Highway 413 to help mitigate and minimize any potential impacts from the corridor. To provide additional separation between the Highway 413 corridor and the proposed residential dwelling units, Street “AU” has also been strategically located to run parallel to the Provincial Highway Block, creating a larger buffer area to future mitigate any potential impacts. An assessment of transportation noise impacts from the proposed Highway 413 and surrounding roadways was completed as part of this submission. Based on the assessment additional mitigation measures are required for some units, such as window upgrades, forced air heating

and a provision for central air-conditioning, mandatory air conditioning is required, sound barriers are required, and noise warning clauses are required.

Section 3.9 provides for healthy, active and inclusive communities should be promoted:

3.9.1. Healthy, active, and inclusive communities should be promoted by:

- a) *planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity;*
- b) *planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;*
- c) *providing opportunities for public access to shorelines; and*
- d) *recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.*

As previously stated in this Report, the Proposed Development provides for three (3) Neighbourhood Park Blocks dispersed across the Subject Lands, consistent with the WVSP Schedule-XX. Where possible, the proposed Parks have been located adjacent or in close proximity to the proposed Schools to increase connectivity. The Park Blocks are placed to allow for walkability to a park within the proposed Architectural Control Guidelines.

Section 4.1 of the PPS outlines policies pertaining to the protection of natural features and areas. The following policies speak to the protection of Natural areas:

4.1.8 *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the*

ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

The EIS submitted in support of the Proposed Development concludes that no negative impacts on significant features and their associated functions are anticipated as a result of the Proposed Development.

Based on the above, it is our opinion that the Proposed Development is consistent with the applicable policies of the PPS.

4.2 REGIONAL POLICY

4.2.1 PEEL REGION OFFICIAL PLAN (2022)

The PROP was approved by the Province in 2022, which designated the WVSP Area to “2051 New Urban Area” (see **Figure 4 – PROP Regional Structure Schedule E-1**). In July 2024, planning authority was removed from the Region and the Regional Official Plan became the responsibility of the Town of Caledon to implement.

The PROP provides a long-term policy framework for decision making. It sets context for more detailed planning by protecting the environment, managing resources and directing growth and sets the basis for providing Regional services in an efficient and effective manner.

Section 4.3 of the RPOP provides objectives and policies as it relates to population and employment forecast. More importantly Table 3 – Population, Household and Employment Forecasts for Peel lays out the information for Caledon as the following:

Year	Population	Household	Employment
2041	200,000	65,000	80,000
2051	300,000	90,000	125,000

As under Section 4.3.18, this table is to be monitored to ensure these targets are met.

4.3.18 Monitor, in cooperation with the local municipalities, residential and employment growth on an annual basis to ensure the intensification, density and housing targets identified in this Plan are met.

Section 5.4 provides policies for Greenfield Density, more specifically:

5.4.19.7 Development within the Designated Greenfield Areas shall be designed to meet or exceed the following minimum densities:

- Town of Caledon: 67.5 residents and jobs combined per hectare.

The current DPS proposal is designed to meet and exceed the minimum density target outlined in the PROP, with an estimated 73.8 to 93.4 persons and jobs per hectares, as outlined in **Tables 2 – 4**.

Section 5.6 sets out policies and procedures as it relates to the Urban System.

5.6.11 Direct urban development and redevelopment to the Urban System within the Regional Urban Boundary, as shown on Schedule E-1, consistent with the policies in this Plan and the local municipal official plan.

Section 5.9 outlines Housing policies.

Section 5.3.20.14 outlines policies for the 2051 'New Urban Area'. The New Urban Area identifies new Designated Greenfield Areas to accommodate growth to 2051. Local municipalities are to delineate the 2051 New Urban Area into their Official Plans. As stated earlier in this report, the Future Caledon Official Plan has been adopted by Town Council, however, is awaiting final approval from the province, which will implement the policies from the PROP.

5.6.20.14.9 Direct the local municipalities to delineate the 2051 New Urban Area in their official plans and provide a policy framework to include the following: a) establish an overall community structure for 2051 New Urban Area including identification of Employment Areas; b) provide direction to establish the identified

land area, population and employment targets to be planned and density for each secondary plan area within their jurisdiction, in conformity with provincial plans and this Plan; c) establish staging and sequencing to guide secondary plan area and block planning, to the satisfaction of the Region, and in accordance with Regional requirements including the feasibility of public infrastructure required for the development of the urban expansion area lands; d) require development of compact, mixed-use, sustainable, transit-supportive communities including requirements for the provision of transportation, transit and servicing networks; and e) plan for the adequate provision of school sites and public service facilities.

The policies set out within Section 5.6.20.14 guide the local municipalities to permit approval of secondary plans in the '2051 New Urban Areas'.

5.9.11 Require a housing assessment for planning applications of approximately 50 units or more. Local municipalities or the Region can require a housing assessment for applications less than 50 units, as appropriate. The housing assessment will be consistent with local and Regional housing objectives and policies and demonstrate contributions towards Peel-wide new housing unit targets shown in Table 4. The housing assessment, while required by local municipal official plan policies, shall be undertaken by a development applicant as directed.

Through the submission of the WVSP, a Planning Justification and Housing Assessment was submitted which evaluated the Secondary Plan Area and proposed development within the context of the PROP. The Subject Lands are located within the 'Neighbourhood Area' designation, which is intended to be developed with a mix of single and semi-detached dwellings equal to the mix of townhouse and multi-unit dwellings, integrated throughout the WVAP.

Section 6.5 outlines the requirement for full municipal sewage and water services.

6.5.2 *Require and provide full municipal sewage and water services to accommodate growth in the Urban System to the horizon of this Plan. The provision of full municipal sewage and water services in the Urban System will be subject to the Regional financial and physical capabilities.*

The Proposed Development will be serviced by the Peel Region's water and wastewater systems. As confirmed through the FSR, there are existing watermains and sanitary services currently available in the vicinity of the development area. The water and sanitary distribution systems will be sized to meet the requirements.

Section 6.6 include policies on Waste Management.

6.6.11 *Require new eligible developments and redevelopments, including intensification, to comply with the Peel Waste Collection Design Standards Manual, unless other requirements are imposed by Regional Council, to ensure safe and efficient waste collection and diversion through consultation with the local municipalities and applicants.*

The Proposed Development will comply with all Regional Waste Collection Design Standards to ensure safe and efficient waste collection.

The PROP lays out policies for Public Consultation and Indigenous Engagement.

7.4.10.2 *Provide opportunities for public engagement and consultation on regional issues to ensure informed, purposeful and meaningful involvement.*

Public Engagement is currently occurring as part of the WVSP process, including Indigenous Communities, as outlined in the previous Section, speaking to Section 51(23)

of the Planning Act. Through the Secondary Plan work, Indigenous communities with interest in the WVSP Area are being consulted throughout the process to ensure their perspectives are integrated into the WVSP and the Proposed Development.

Significant coordination has taken place between Global Properties Inc and the Indigenous Communities to facilitate their participation in the Stage 2 and Archaeological Works. This effort underscores the Landowners in Wildfield Village's commitment to inclusive engagement and respect for cultural heritage. Four Indigenous Communities expressed interest in monitoring the archaeological work on the project lands, and field monitors from three groups were present during the investigations.

The interested Indigenous communities will continue to be involved and consulted though the process of the Proposed Development of the Subject Lands. The Landowners in Wildfield Village, through its consultant, HDR, remain committed to maintaining open lines of communication and providing a transparent process that reflects the priorities and input of Indigenous Communities. This approach will continue to be refined based on feedback, coordinating further activities as needed, and documenting engagement efforts comprehensively to meet project requirements.

The PROP outlines the requirement of completing a Healthy Development Assessment under Section 7.

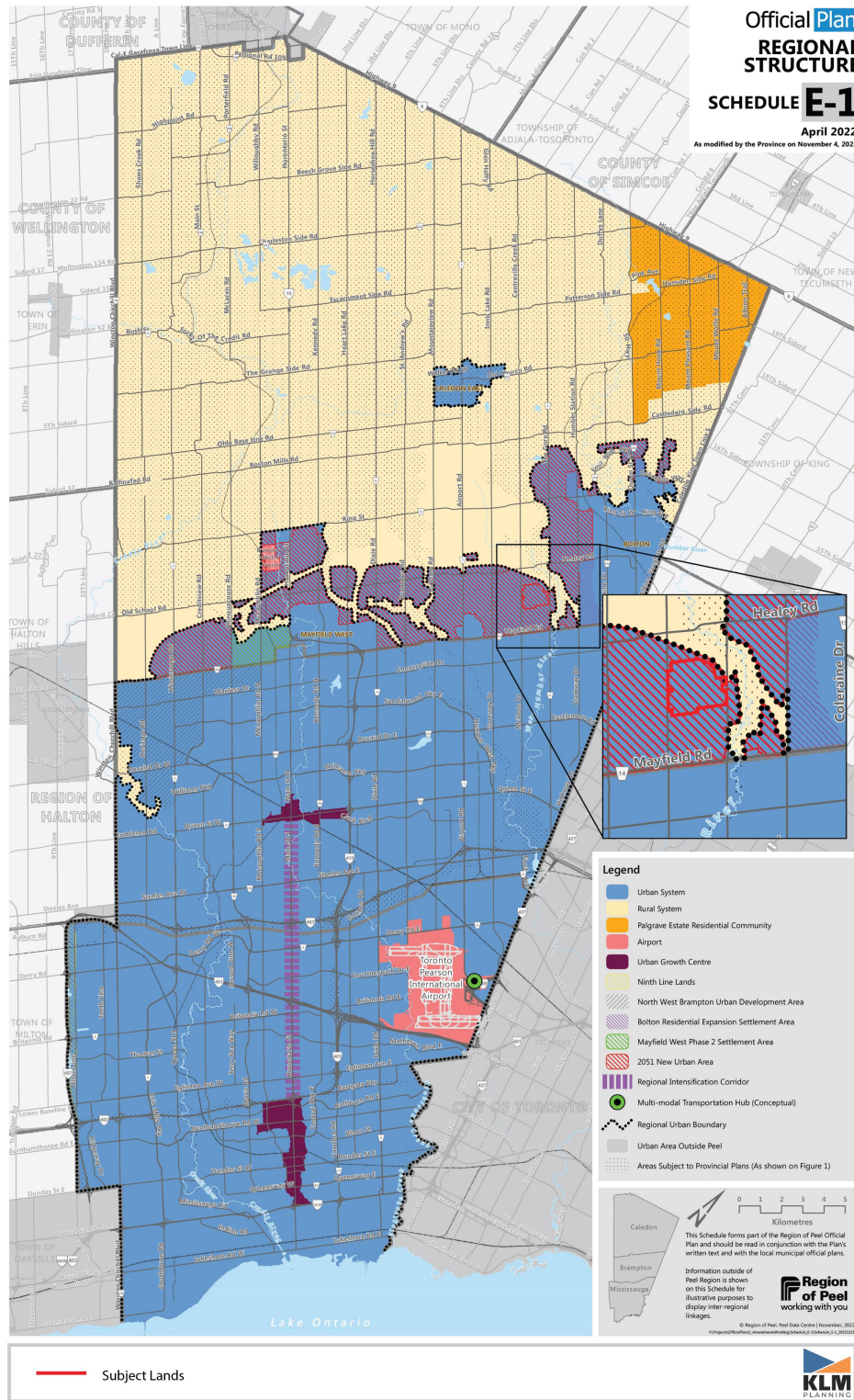
7.5.7 *Require a health assessment, in accordance with the Healthy Development Framework, to be completed to the satisfaction of the local municipalities for planning and development proposals, and that results be reported to local council in consultation with the Region.*

A Healthy Development Assessment was submitted as part of the WVSP submission

which demonstrated how the project contributes to a healthy community. The Secondary Plan area is planned as a complete community, accommodating a range of housing options alongside a mix of commercial and community uses. The area is planned as a compact, well-connected community with a high-quality public realm with pedestrian-oriented streetscapes. New school and parks will serve as integral elements of the plan and have been distributed to ensure walkability. A Healthy Development Assessment Scorecard scored the Secondary Plan area within the Gold level, confirming that the plan is designed accordingly.

Based on the above, it is our opinion that the Proposed Development is consistent with the applicable policies of the PROP.

FIGURE 3 – PROP REGIONAL STRUCTURE E-1



12561 & 12735 Centreville Creek Road and 12706 & 12494 The Gore Road
Global Properties Inc. c/o Solmar Development Inc. (Wildfield Village)
Planning Justification Brief

4.3 LOCAL POLICY

4.3.1 TOWN OF CALEDON OFFICIAL PLAN (Consolidated March 2024)

The Subject lands are currently designated as 'Prime Agricultural Area' on Schedule A – Land Use Plan in the Town of Caledon current Official Plan (see **Figure 5 – COP Schedule A – Land Use Plan**). The COP states that;

“The function of the Prime Agricultural Area and General Agricultural Area within the Town Structure is to protect and promote agricultural uses and support the conservation of agriculturally productive soils and lands. Specific objectives and policies for the Prime Agricultural Area and General Agricultural Area designations are contained in Section 5.1 of this Plan.”

Although the Subject Lands are designated as “Prime Agricultural Area” in the current Caledon OP, the Region of Peel has updated their Official which includes these lands in the new Urban Area, which is reflected in the FCOP discussed in the following section.

4.3.2 FUTURE CALEDON OFFICIAL PLAN

The Future Caledon Official Plan was adopted by Town Council in March 2024, which identifies the lands as 'New Community Area' within the Town's Designated Greenfield – 2051 New Urban Area, in conformity with the Region of PROP. The FCOP is currently awaiting approval from the Ministry of Municipal Affairs and Housing (see **Figure 7 – FCOP Schedule B1 – Land Use Plan**).

The FCOP proposes a mix of land uses, strategically placed to ensure complete communities. The majority of the Secondary Plan is made up of the “Neighbourhood Area” designation, which accommodates a wide range of low to medium density housing typologies, alongside parks, schools and other institutional uses to support the development of a complete community. Lands designated as “Natural Features and

Areas” will be protected and restored where possible.

Section 4.1 outlines the land use framework to direct and manage growth to 2051 based on the following minimum forecasts:

FCOP Table 4-1: Minimum Town of Caledon Population, Household Units, and Population Growth Forecasts

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

Note: Population figures include a census undercount of 3.3 percent. 2021 values are provided for reference and are not a forecast.

4.1.4 Population and employment growth will be:

- a) Focused in:
 - i) the Urban System;

The FCOP implements the policies within the PROP, which reinforces the density targets within the Designated Greenfield Areas under Section 4.3.

4.3.1 Development within designated greenfield areas, as identified on Schedule B2, Growth Management, will be designed to meet or exceed a density of 67.5 residents and jobs combined per hectare.

As outlined in **Tables 2 - 4**, the Proposed Development has an estimated 73.8 to 93.4 persons and jobs per hectare, which exceeds the minimum density targets within the FCOP.

4.4.2 Development and redevelopment within the Urban System will proceed according to the growth management and phasing policies of the Region of Peel Official Plan, planned servicing and the Town's Growth Management and Phasing Plan. Development and redevelopment will be staged and coordinated in alignment with the Region of Peel's Water and Wastewater Master Plan, Transportation Master Plans, and Capital Plans.

The Proposed Development is designed to integrate into the Regional water and sanitary services that are existing and planned.

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

The Proposed Development is designed as a compact built-form making the most efficient use of land while integrating a complete community that is planned with a convenient road network and encourages walkability.

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.*

As part of the Secondary Plan submission a Cultural Heritage Impact Assessment was prepared. One property within the Subject Lands (12494 The Gore Road) is listed on the Town's Municipal Heritage Register. The farmhouse that was listed, has been removed. The Subject Lands do not fall

within the identified potential cultural heritage landscape which was also reviewed under the Town's Cultural Heritage Landscape Inventory. Since heritage value was not identified on the site, mitigation measures were not applicable, and the heritage evaluation determined that the properties do not contain Cultural Heritage Value so no additional impact assessment was required.

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

7.2.4 *New communities will: a) be designed as complete communities through the creation of a framework for a compact design, mix of uses and densities, a fully connected grid network of streets and viable options for sustainable transportation modes; b) demonstrate development of an integrated, connected and pedestrian focused public realm, including a variety of features intended to encourage the establishment of community such as gathering areas, enhanced streetscaping at connection nodes and community market areas; c) align new streets in a grid pattern wherever possible to create pedestrian-scaled development blocks to ensure connectivity and better provide for active transportation; d) be designed with community amenities such as institutional and community facilities, museums, historic sites, cultural centres, theatres, retail and/or commercial amenities within walking distance.*

The Proposed Development proposes a fully connected street network which connects seamlessly to the existing transportation network, as discussed in the Transportation Impact Study included in this submission package. The DPS proposes the inclusion of three (3) parks

which will allow for amenity and recreational areas, one (1) elementary school which will provide the school board with a school site for the denser population, as well as enhanced streetscape design and within close proximity to the southern portion of the WVSP which will provide for an Urban Corridor.

7.3.1 *New streets will be designed as complete streets through the coordination of site, building and landscape design on and between individual sites.*

7.3.3 *New streets will be designed to:*

- a) provide access and municipal street addresses for new developments;*
- b) extend site lines and view corridors;*
- c) divide larger sites into smaller blocks;*
- d) include pedestrian and cyclist amenities to promote active transportation; and,*
- e) balance the needs and priorities of various users and uses within the right-of-way.*

7.3.7 *Streetscapes should be designed to be:*

- a) flexible to respond to changing needs, trends and technologies over time; and,*
- b) resilient to predictable future conditions such as extreme weather events and public health requirements.*

7.3.13 *Pedestrian linkages should be incorporated into the design of new development and through large sites to create mid-block connections from internal areas to collector or arterial roads.*

The proposed street network is designed to provide access throughout the DPS from the existing road network as well as connect to the future development of the WVSP to the south. The design of the proposed DPS is holistic in nature and integrates street networks that can be incorporated as a whole into the entirety of the WVSP.

7.6.1 *To prioritize spaces that provide a sense of place, foster civic pride, and promote a sense of belonging, new communities will be designed to:*

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

7.9 Built Form – Building Types

New development will include a range of building types: low-rise, mid-rise and highrise buildings. The Town-wide Design Guidelines will provide further guidance to ensure that new development is designed to fit within its existing and planned context. 7.9.1 A low-rise building is generally no taller than four storeys in height.

The Proposed Development is designed to include low density residential dwelling units within a complete community which will contemplate active public street, open spaces, a range of housing typologies and promote a sense of belonging.

Section 9 provides policies and guidelines as it relates to housing.

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

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

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

9.8.2 The Town will require a housing assessment in support of a development application proposing more than 50 dwelling units. The housing assessment will be prepared by the applicant as part of a complete application and will demonstrate conformity with the housing objectives, targets and policies in the Region of Peel Official Plan and this Plan, including: a) contributions made to all housing targets identified by the Town and Region; b) the availability of an appropriate range and mix of housing types, densities, sizes, and tenure that contribute to the supply of affordable housing; c) identification and conveyance strategy for affordable housing in consultation with the Region of Peel; and, d) where the Proposed Development is contributing toward supportive, shared, or residential care units, demonstrate the contributions towards universal accessibility objectives.

10.3.1 Schools should be co-located with parks and community facilities where possible and appropriate.

10.3.4 Each school site will be of an area, configuration, orientation and location to the satisfaction of the respective school board.

The Proposed Development is proposing one (1) elementary school block, which has been integrated into the DPS in line with the WVSP. The location, size, configuration and orientation has been thoughtfully considered and located adjacent to parks where possible.

11.3.11 The Town will encourage innovative cross-section designs that incorporate complete street design principles, low impact development techniques to improve stormwater management, and the potential to accommodate energy infrastructure (e.g., geothermal pipes or district energy).

The Traffic Impact Study (“TIS”) prepared in support of the subject application forecasted a negligible impact to traffic operations, which demonstrated that all traffic movements are forecasted to continue operating with acceptable levels of service and will within capacity.

12.3.1 The Region of Peel owns and is responsible for maintaining and operating all municipal water and wastewater assets in Caledon. Development and redevelopment in the Town’s Urban System should be staged and coordinated in alignment with the Region of Peel’s Water and Wastewater Master Plan.

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 Proposed DPS is intended to integrate into the Region of Peel’s water and wastewater services, as discussed in the Functional Servicing Report included in this submission package. The DPS also includes three (3) large stormwater management ponds which will assist in the management of wastewater and

enhance the visual landscape in integrate into the adjacent landscape.

14.4.1 *Parks will be comprised of parkland and trails that provide active and/or passive recreational opportunities.*

Three (3) Neighbourhood Parks are located across the DPS, as discussed herein, to increase walkability to recreational and open spaces. Furthermore, where possible, parks have been co-located with schools.

Section 21.3 of the Future Caledon Official Plan provides direction for Secondary Plans. The Wildfield Village Secondary Plan Area is identified as “G2” on Schedule F3 – Secondary Planning Areas. This area is known for

surface water drainage catchment areas and subwatershed boundaries.

Section 22.2 of the COP provides policies for development within the ‘Neighbourhood Area Designation’. Permitted residential uses include a full range of ground-related housing including single detached dwellings, semi-detached dwellings, townhouses, back-to-back townhouses, stacked townhouses and low-rise apartments. The maximum building height is proposed to be 3 storeys, with buildings as high as 6 storeys permitted on mixed use sites.

Based on the above, it is our opinion that the Proposed Development is consistent with the applicable policies of the FCOP.

FIGURE 5 – COP SCHEDULE A1 TOWN STRUCTURE

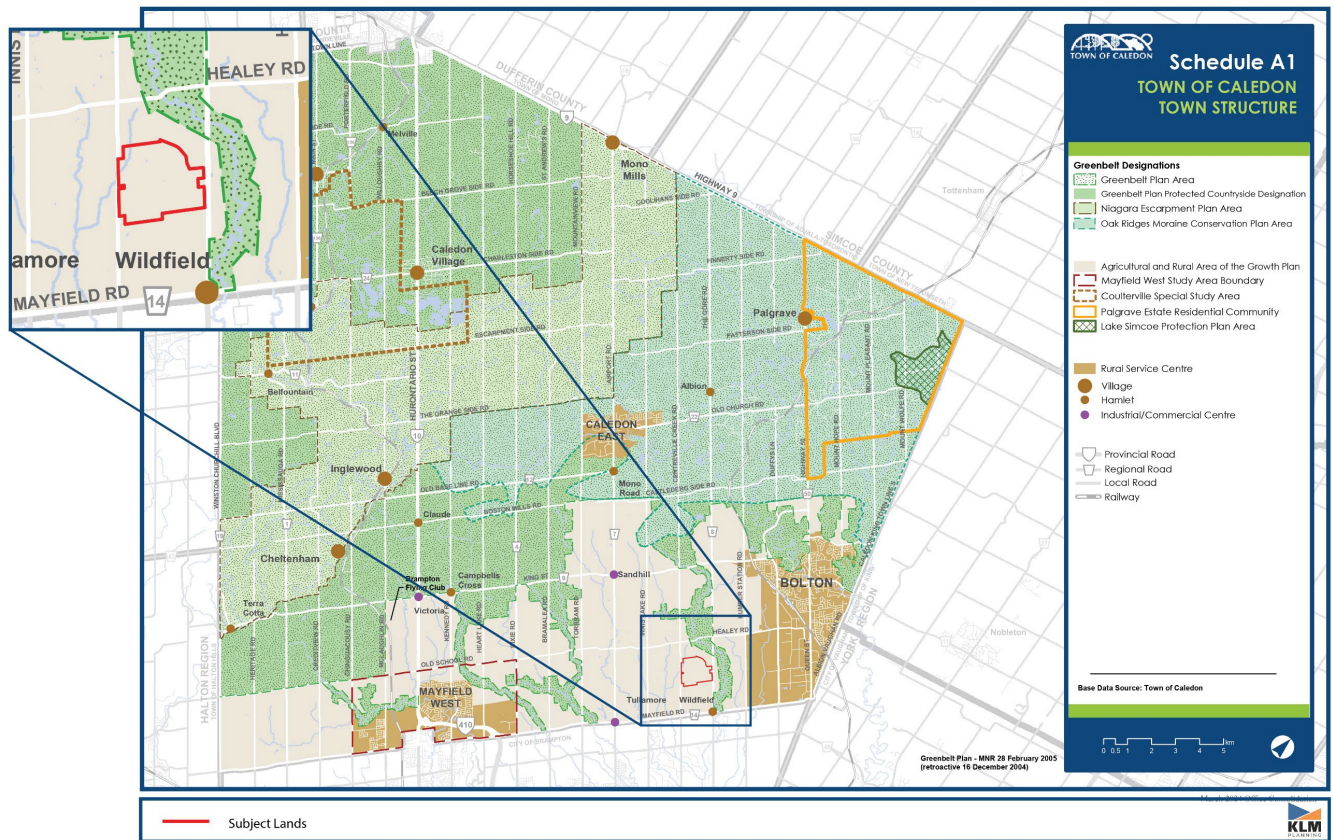


FIGURE 6 – FUTURE CALEDON OFFICIAL PLAN SCHEDULE B1

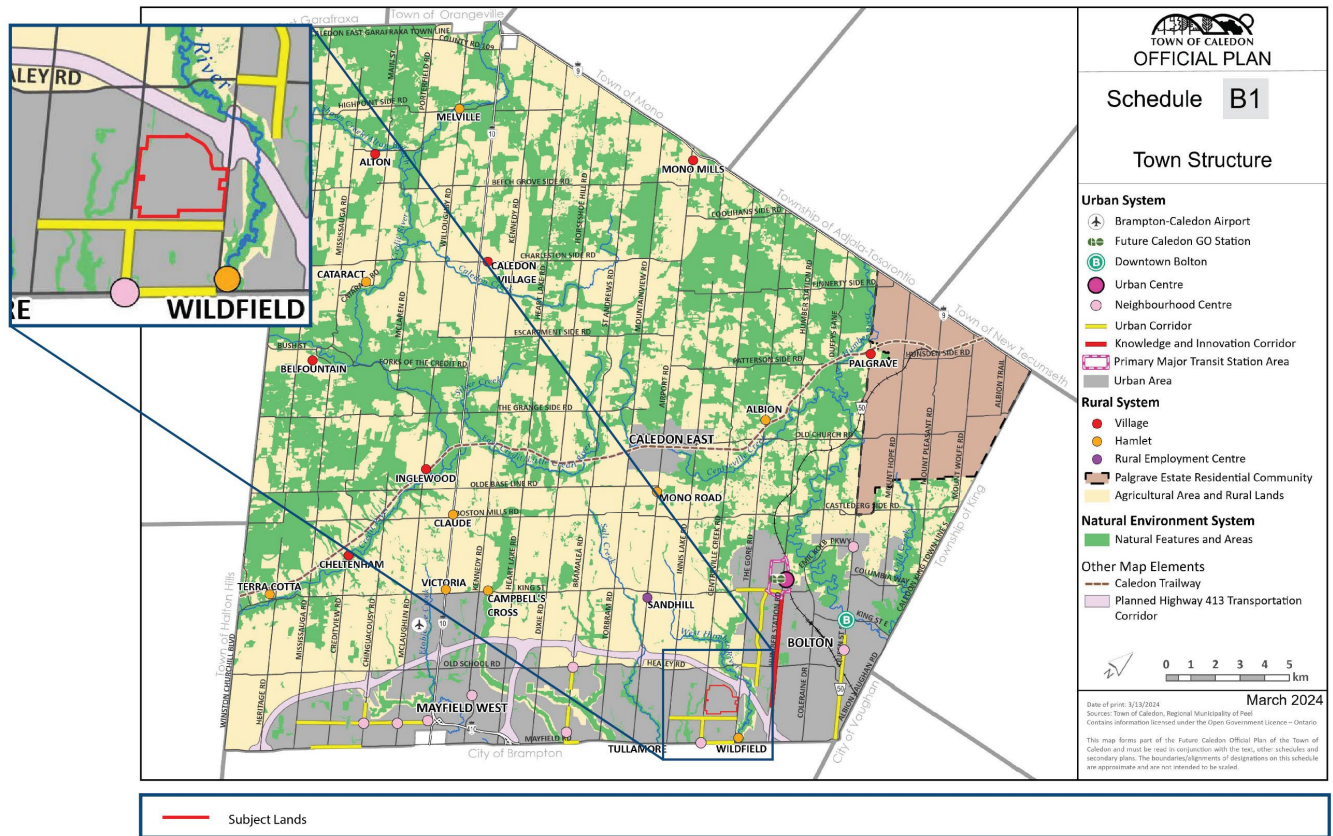
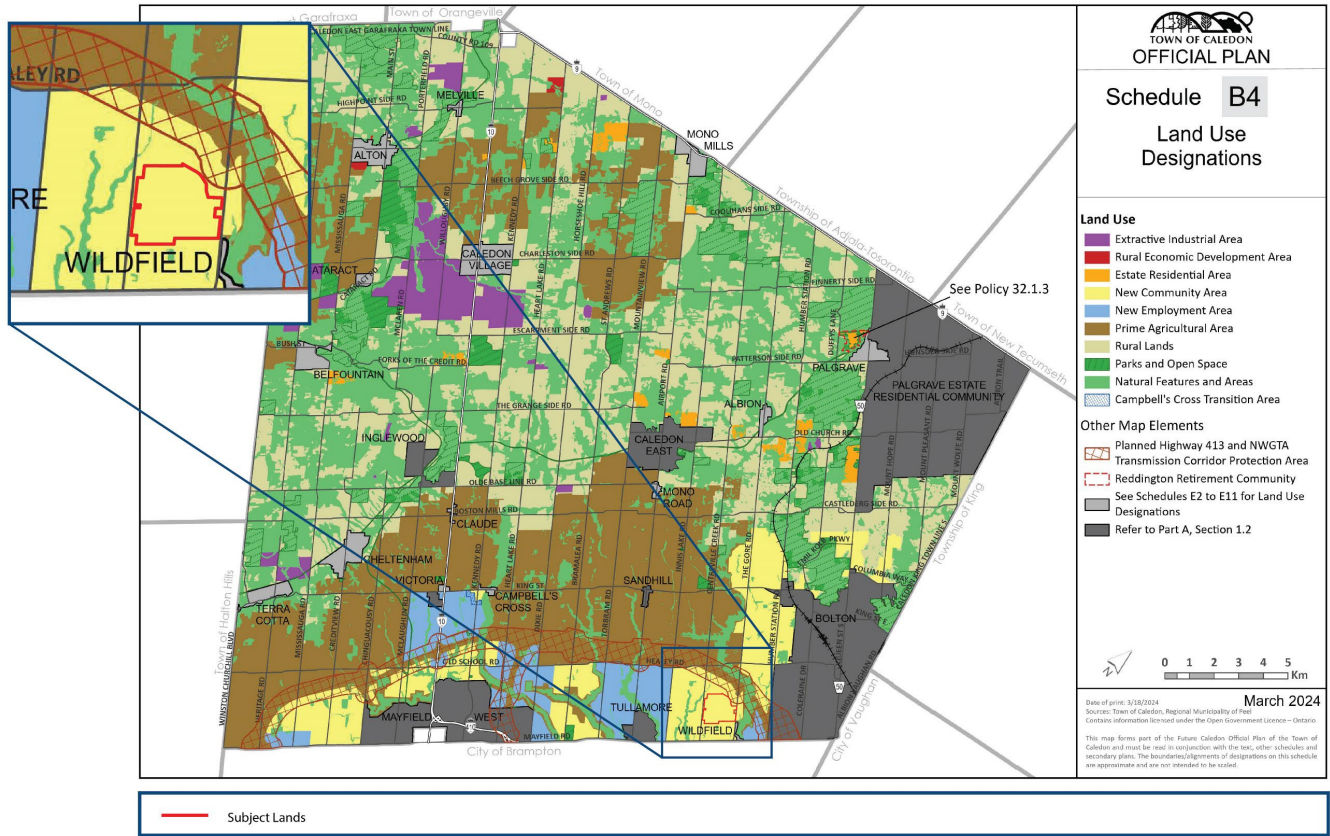


FIGURE 7 – FUTURE CALEDON OFFICIAL PLAN SCHEDULE B4



4.3.3 WILDFIELD VILLAGE SECONDARY PLAN

There is currently a Secondary Plan being finalized for the Subject Lands. The Wildfield Village Secondary Plan (“**WVSP**”) will help govern the development of the lands within the Secondary Plan area.

The Wildfield Village Secondary Plan is located between the Settlement Areas of Bolton to the east, Tullamore to the west, and Vales of Humber community in the City of Brampton to the south. The Planned Highway 413 Transportation Corridor borders the Secondary Plan to the north. This will provide connections to the proposed highway interchange located at The Gore Road just south of Healy Road.

Wildfield Village is planned to be part of the Future Caledon’s New Community Area. Although the Secondary Plan is still being finalized, this development is being proposed in conjunction with the finalization of that Secondary Plan.

Wildfield Village is planned with a wide range and mix of housing types, heights, densities and sizes. The Secondary Plan area is expected to generate approximately 7,600 new residential units by 2051. This will include a mix of single and semi-detached dwelling units, street, stacked and back-to-back townhouse dwelling units and apartment dwelling units. These typologies are strategically layout within the Secondary Plan Area. (see **Figure 8 WVSP Schedule-XX**).

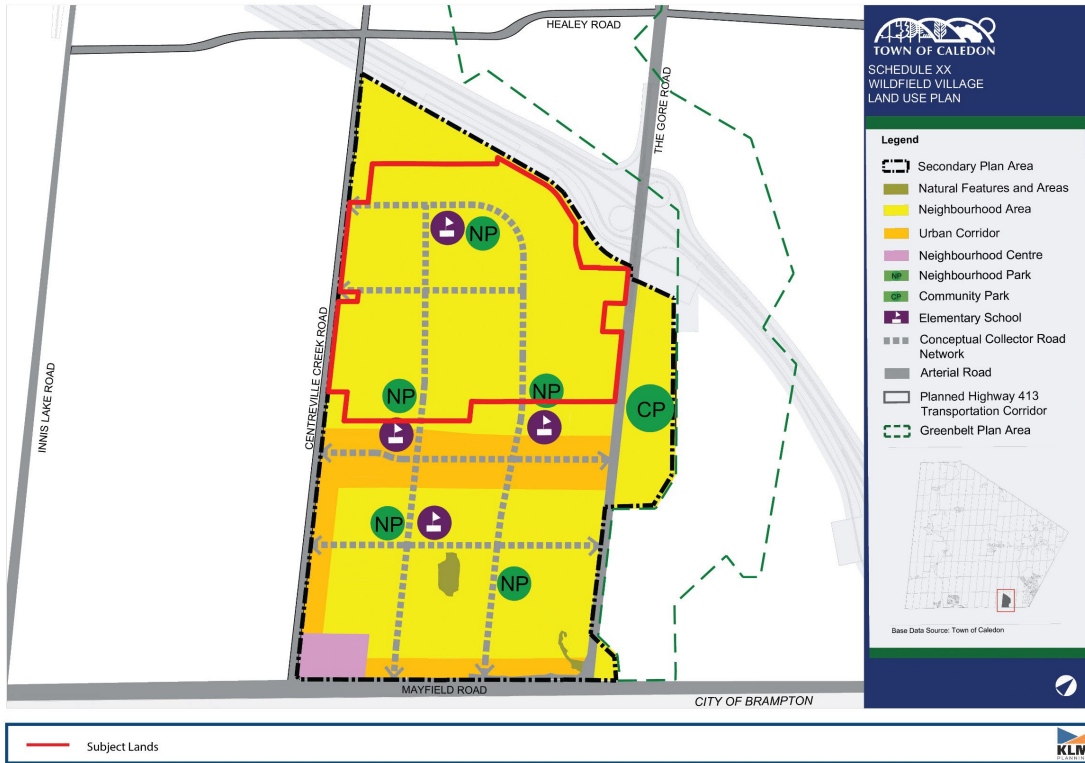
The WVSP establishes a growth management strategy for the area, which was configured to ensure that the development within the Wildfield Village Area occurs in an efficient, timely and cost-effective manner. To ensure it conforms with the Town’s growth management objectives, the Secondary Plan Area has been planned to achieve the population and employment targets show on **Table 1** below and development shall occur in a manner consistent with those minimum targets.

Table 1. Wildfield Village Population and Employment Minimum Targets

Population	21,300
Population-Related Jobs	1,380
Total	22,630
Land Area, Excluding Natural Features and Areas	284 Hectares
Combined Persons/Jobs per Hectare	80

Accordingly, the Proposed Development will allow for an **estimated 73.8 to 93.4 persons and jobs per hectare**.

FIGURE 8 – WILDFIELD VILLAGE SECONDARY PLAN SCHEDULE



4.3.4 TOWN OF CALEDON ZONING BY-LAW 2024-60

In March 2024, the Mayor of the Town of Caledon, Annette Groves, proposed twelve (12) Zoning By-law Amendments for various land parcels throughout Caledon's New Urban Area, which included the Wildfield Village Secondary Plan Area. At that time, the purpose of the Zoning By-law Amendment was to rezone land for residential and mixed-use development, with continued protection for environmental areas.

The Town-Initiated Zoning By-law Amendment for the Wildfield Village Secondary Plan Area came into force and effect on June 25, 2024, and applies to the entirety of the Subject Lands, with the exception of the areas identified as "Highway 413's Focused Analysis Area" and "Northwest GTA Transmission Corridor's Narrowed Area of Interest" (see **Figure 9 - Highway 413 - Draft Focused Analysis Area**).

Schedule A of Zoning By-law 2024-60 rezoned the Subject Lands to 'Residential Mixed Density – Neighbourhood Area' (RMD-706-H49A-H49B). The 'Residential Mixed Density – Neighbourhood Area' Zone allows for a range of ground-related residential uses, from single detached dwellings to townhouse dwellings as well as institutional uses, parks and open space areas (see **Figure 10 – Caledon Zoning By-Law 2024-60 Schedule A**).

The Zoning By-law outlines holding provisions for the Subject Lands to ensure the Town is fully satisfied prior to approval. These include the following:

- Approval of the Wildfield Villages Secondary Plan in conformity with the Town's Official Plan or an Official Plan Amendment;
- Approval of a Draft Plans of Subdivision, which through this process will include

the submission of an Environmental Impact Study determining the extent of the Natural Environment System. Any lands identified within the Natural Environment System through the EIS and protected from development shall either be dedicated to the Town or other appropriate public authority or otherwise protected from development over the long term as a condition of Draft Plan Approval;

- Written confirmation, where required, from the Region of Peel and/or applicable utility that a development agreement has been executed to implement the required water and sanitary services, which may include payment of fees and posting of required securities and/or there is sufficient municipal water and sanitary sewer capacity to service the lands; and
- With respect to lands in the Focus Analysis Area of the Highway 413 Transportation Corridor ("**FAA**") and the Narrowed Area of Interest of the Northwest GTA Transmission Identification Study ("**Northwest GTA TIS**"), the Town requires written confirmation of clearance for the lifting of the holding zone from the appropriate Ministry with regards to any lands in the FAA and Northwest GTA TIS.

It is to be noted that the OLT decision for the Town-Initiated Zoning By-law also refers to the fact that zoning within the Focused Analysis Area is not yet approved.

It is anticipated that this DPS Application satisfies the Town of Caledon and that these conditions and provisions will be met prior to registration.

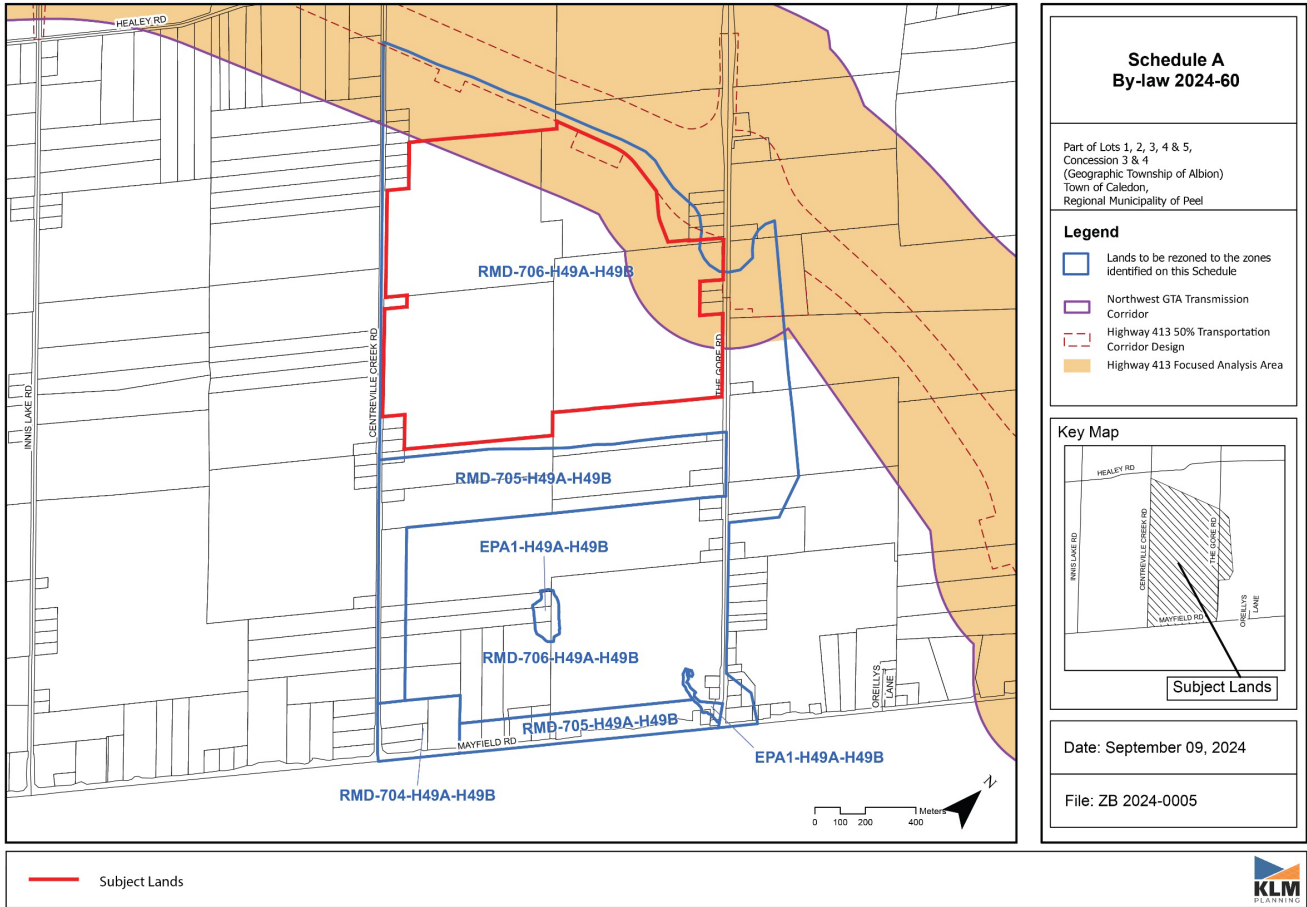
Zoning Table

	REQUIRED			PROPOSED		
	Townhouses	Singles	Dual	Townhouses	Singles	Dual
Lot Size (Minimum, per dwelling unit)	150m²	224 m²	190 m²	156 m²	260.0m²	350 m² **175 m²
Minimum Lot Frontage (Corner Lot, per dwelling unit)	7.0m	10.0m	10.0m	7.0m	11.0	13.7m
Minimum Lot Frontage (Other Lots, per dwelling unit)	6.0m	8.0m	8.0m	6.0m	11.0	13.7m

*Note: All other Zoning Standards will be met within Zoning By-law 2024-60.

**Please note the potential deficiency as it relates to the semi-detached lot area. As we currently do not know how many semi-detached versus single-detached units there will be, those deficiencies will be addressed through Committee of Adjustments once confirmed.

FIGURE 10 – CALEDON ZONING BY-LAW 2024-60 SCHEDULE A



5.0 CONCLUSION

The proposed DPS Application satisfies the requirements of the Planning Act, is consistent with the relevant policies of the PPS, conforms to and does not conflict with the relevant policies of, the PROP, the COP, the FCOP, the proposed WVSP and the Town of Caledon Zoning By-law 2024-60.

Ultimately, the Proposed Development of the Subject Lands is permitted under the current designations and zoning and will contribute to the population growth and economic development of both the Region and Town.

It has been demonstrated that the proposed residential use on the Subject Lands is appropriate in the context of the current provincial, regional and local policy framework for the Subject Lands.

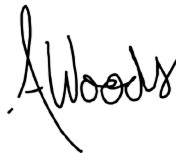
On this basis, it is our opinion that the Proposed Development is an appropriate and compatible form of development in the context of the surrounding land use and governing policy framework and therefore the proposal represents good land use planning.

Sincerely,

KLM Planning Partners Inc.



Keith MacKinnon BA, MCIP, RPP
Partner



Alyssa Woods MScPI
Senior Planner



Jaclyn Cook
Intermediate Planner

cc. Luis Correia c/o Global Properties Inc.