



November 2, 2018

Ms. Nancy Mott, MCIP, RPP
Senior Strategic Advisor, Niagara Escarpment Commission
232 Guelph Street,
Georgetown, Ontario, L7G 4B1

Via Email: nancy.mott@ontario.ca

Dear Ms. Mott:

**RE: 1st Submission of Rural Estate Residential Plan of Subdivision
and Niagara Escarpment Development Permit Application
Supplementary Town and Agency Comments
Glen Schnarr & Associates on behalf of The Manors of Belfountain Corp.
Part of Lot 9, Concession 5, WHS (CAL)
Hamlet of Belfountain
Files: 21T-91015C & NEC 2017/2018-450**

In regards to the above lands and in addition to our comment letter dated August 15, 2018, the Town provides the following supplementary comments from the Town of Caledon Community Services and external agencies. Please note that at the time of sending this letter out, comments from the Town of Caledon Building Services and Hydro One Networks Inc. remain outstanding. I will forward those comments to the Niagara Escarpment Commission (NEC) as soon as they are received.

Introductory Background Information

The subject lands are approximately 70.28 hectares (173.67) acres) in area and are located on the east side of Shaws Creek Road, south and east of Mississauga Road in the Hamlet of Belfountain. The subject lands have an extensive history with respect to residential development proposals. A previous Plan of Subdivision application (File No. 21T-88024C) was initially submitted in 1988 by previous owners, and generally referred to as "Enterac". This plan of subdivision initially proposed to create 73 estate residential lots within the subject lands. Related Development Permit applications were concurrently filed with the Niagara Escarpment Commission (NEC) to facilitate the proposed dwelling and infrastructure construction within the plan of subdivision. This subdivision application was ultimately referred to the Ontario Municipal Board (OMB) by the Town, applicant and a local ratepayers association under the *Planning Act*. The related NEC Development Permit applications were refused by the NEC and subsequently appealed to the Board by the applicant under the *Niagara Escarpment Planning and Development Act*. The collective referral/appeal of these applications to the Board resulted in a Joint Board Decision dated August 28, 1990 which refused the draft plan of subdivision application and confirmed the NEC decision to refuse the corresponding Development Permit application. The contents of this decision, however, acknowledged the potential for residential development on the subject lands and outlined principles for any future residential development, to be considered as part of any future proposal submission.

Subsequent to the 1990 Joint Board Decision, the current draft Plan of Subdivision application (File: 21T-91015C) was submitted by Enterac on July 5, 1991 for the subject lands. The initial subdivision submission proposed to create 48 estate residential lots as well as a 17.37 hectare open space block. Based on review comments received from Town departments and external public agencies, various technical reports were submitted in support of the proposed plan following the initial application submission. This review dialogue continued for several years and involved revised draft plan submissions in August 1997 and February 1998. Following this, the applicant attended Pre-Submission Consultation (DART) Meetings on July 26, 2012, June 12, 2014 and September 21, 2017, all in support of proposed revised submissions for this application. The latest DART Meeting of September 21, 2017 was followed by subsequent consultation between the applicant and pertinent Town, Region, CVC and NEC staff with respect to access, servicing, firefighting requirements, protection of natural features, visual impact and urban design submission requirements. On March 7, 2018, the current updated application submission package was received from Glen Schnarr & Associates Inc., on behalf of The Manors of Belfountain Corp, being the new owners of the subject lands. A related Development Permit application was submitted concurrently to the NEC and circulated to the Town (File 2017/2018-450) with respect to the proposed revised subdivision submission. The Draft Plan of Subdivision was appealed to the OMB/LPAT by the applicant dated March 27, 2018, on the basis of non-decision by the Town. Relevant documentation in this regard has been forwarded down to the Tribunal.

The current draft plan of subdivision proposes to create 67 estate residential lots, as well as a 2.6 hectare (6.42 acre) park block and an 18.92 hectare (46.75 acre) open space area associated with the northwest portion of the site. The residential lots are proposed to be serviced by individual private wells and wastewater (septic) systems. Belfountain is identified as a Minor Urban Centre in the *Niagara Escarpment Plan, 2017* (NEP) and the area is subject to Niagara Escarpment Commission Development Control. Belfountain is designated as a Settlement Area Hamlet, and Environmental Policy Area (EPA) in the Town of Caledon Official Plan.

A. Town of Caledon – Planning and Development

Review of Land Use Policies

Growth Management and Settlements Policies:

Belfountain is located within the Rural System of the Region of Peel and designated as “Hamlet” within the Town of Caledon Official Plan. The proposed development is subject to the “Settlements” policies within Section 5.10 of the Official Plan, and the “Hamlets” policies contained within section 5.10.6 of the Official Plan.

Policies 5.10.6.1, 5.10.6.2.2, and 5.10.6.2.3 provide the general policy direction for development within Hamlets. Generally, Hamlets are existing communities which are generally a cluster of houses located around a small historic settlement. Hamlets have generally experienced slow or no growth over the past planning period, and this pattern is planned to continue. Private individual water and sewage services predominate. Hamlets rely on the Villages and the Rural Service Centres for most services. Residential uses shall be the predominant land use within Belfountain. Limited Village Commercial and Institutional uses may be permitted within Belfountain, subject to the policies of the Official Plan.

The historic population allocation for Belfountain is 520 people. The Official Plan includes a population forecast of 1,343 across all Hamlets to 2031. The current total Hamlet population within the Town of Caledon is at approximately 1,040, with Belfountain at 208. The application of 67 singles at a 3.15 Persons Per Unit (PPU)

would result in 211 additional population, totaling 419 people. This would result in a total Hamlet population of 1,251 across the Town, and a remaining available population of 92, which is equivalent to approximately 29 houses. Town of Caledon staff will need to consider the effects of the proposed development on the Hamlet population allocation across the municipality.

Belfountain is designated a "Minor Urban Centre" within the NEP. The proposed draft plan of subdivision is subject to the Minor Urban Centre policies (i.e. Section 1.6) and Part 2 Development Criteria of the NEP. It is the direction within the NEP that Minor Urban Centres shall be maintained and enhanced either in their present form, or may accommodate growth and development within their boundaries, so long as it does not conflict with the community character, and can be achieved in an environmentally sustainable manner. Section 1.6.8, provides the Development and Growth Objectives for Minor Urban Centres. Sub-section 1.6.8.9, states that:

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 Metis 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.

While the proposed development must meet the applicable Development Criteria outlined in Section 2 of the NEP, Section 2.4, provides specific direction for Lot Creation. Specifically Sub-section 2.4.5. states that:

New *lots* must:

- a) maintain and enhance the existing community character and/or *open landscape character* of the *Escarpment*; and
- b) protect and enhance existing natural heritage and hydrologic features and functions.

In addition, Sub-section 2.4.6 states that:

Prior to commenting upon proposals for new *lots*, the *implementing authority* shall consider:

- a) the number, distribution and density of vacant *lots* in the area;
- b) the additional *lots* that may be created in conformity with this Plan;
- c) the consequences of the development of the *lots* with regard to the objectives of the designation; and
- d) providing for or protecting public access to the *Niagara Escarpment*, including the *Bruce Trail corridor*.

In reviewing the Draft Plan of Subdivision application, Town of Caledon staff will work with the NEC, who is the implementing authority of the NEP, to ensure the proposal satisfies the lot creation requirements and growth objectives of the Plan.

Furthermore, Official Plan policies 5.10.3.16 states that, "In the case of intensification in the Niagara Escarpment Plan Area, the appropriate minimum parcel size will be determined by the Town in consultation with the Region of Peel's Health Department and the Ministry of the Environment and Climate Change". The proposed draft plan of subdivision has an approximate minimum parcel size of 1.51 ac (0.61 ha). Further discussion between the NEC, Region of Peel, Credit Valley Conservation and Town of Caledon is needed to discuss the implications of this policy on the proposed minimum parcel/lot size.

Environmental Policies:

The NEP designates the subject lands as, "Escarpment Natural Area", "Escarpment Protection Area", "Escarpment Rural Area" and "Minor Urban Centre". Development is restricted within the Escarpment Natural Area and Escarpment Protection Area, and it is our understanding that the creation of new multiple residential lots would not be permitted within these land use designations. The Minor Urban Centre land use designation permits the proposed development, provided that it satisfies the policies within Section 1.6, "Minor Urban Centre"; and "Part 2 Development Criteria", as referenced above.

Schedule "A" of the Region of Peel Official Plan (ROP) identifies the Significant Woodlands within the subject lands as "Core Area" of the Region of Peel Greenlands System. It is our understanding that a new multiple lot development would not be permitted within a Core Area designation. Section 2.3.2.2 of the ROP identifies the natural heritage features and areas that comprise the Core Area. There are also unevaluated wetlands internal to the Significant Woodlands that provide habitat for Jefferson Salamander, including locally rare plant species and groundwater seeps have been observed that support a Brook Trout stream. For these reasons, the EIS concludes that the wetlands would likely meet the provincial biological criteria designation as Significant. The ROP Core Area designation also includes Significant Wetlands, and Significant Habitats of Threatened and Endangered Species.

The Town of Caledon Official Plan designates portion of the subject lands as "Environmental Policy Area" (EPA), and implements the Core Area designation within the Town's Official Plan. Development within the EPA is restricted. Policy 5.7.3.1.3 of the Town of Caledon Official Plan states that, "Where EPA lands occur within the Niagara Escarpment Development Control Area, and are, therefore, not subject to municipal zoning, the Town shall implement the provisions of the EPA designation through the Development Control process, as appropriate". Town staff has an interest in ensuring the EPA designated lands are protected from the proposed development through the application of the Development and Growth Objectives for Minor Urban Centres.

A portion of the subject lands are regulated by the Credit Valley Conservation (CVC) under Ontario Regulation (O. Reg.) 160/06. CVC's Regulated Area encompasses the valleyland located on Block 73, and extends 15 meters from the staked Top of Bank (Long Term Stable Slope Line per Geotechnical Investigation, EXP, November 16, 2017) and 30 meters from the unevaluated wetlands. CVC's Regulated Area captures the rear portions of Lots 49-53, part of Block 68, and the entirety of Block 73. All development proposed within our Regulated Area (including structures, grading, access, site servicing, etc.) requires a CVC permit, and review for consistency with CVC policies.

Comments

Given the current submission, Town of Caledon Planning and Development staff are unable to provide a recommendation to the NEC to move forward on the application at this time, and a resubmission will be required to address comments from the Town of Caledon, NEC, and external agencies. It is staff's expectation that the development of the subject lands will satisfy the direction from the NEP for Minor Urban Centres by accommodating growth and development within Belfountain settlement boundary, so long as it does not conflict with the community character, and can be achieved in an environmentally sustainable manner. In doing so, the development of the subject lands presents an opportunity to enhance the community through innovative urban design, protection and enhancement of the natural environment, and sustainable technologies.

The Planning Justification Report and relevant reports and plans require revisions to address the following comments:

1. To determine whether the development is compatible and meets the growth and development criteria outlined in Sub-section 1.6.8.9 of the NEP and Town of Caledon Official Plan policies, the application must satisfy the various technical requirements related to impacts on the natural environment, cultural heritage, the surrounding community and satisfying the Town's stormwater management requirements. Please update the Planning Justification Report to describe how the proposed development meets the NEP Development and Growth Objectives.
2. Further justification is required to demonstrate that the proposed minimum parcel/lot size is sufficient to accommodate the dwelling, private servicing and amenity space. Also, consideration must be given to the adequate separation of private wells and septic systems between lots across the draft plan. It is recommended that appropriate staff from the Town of Caledon and Region of Peel meet to discuss any legislation and/or guidelines that must be adhered to when determining the minimum parcel/lot size. Given the rolling topography and proposed private water and wastewater servicing for each lot, Town staff have an interest in establishing structural envelopes for each lot that identifies the optimal area of the lot for structures and provide ample space for estate residential and accessory uses including all associated necessary lot grading; the proposed house and driveway locations; protection of heritage fencing "hedgerow features"; and soil absorption area for sewage disposal.
3. According to the Town of Caledon Official Plan, Hamlets rely on Villages and Rural Service Centres for most services. Consideration must be given to the availability of soft services within nearby Villages and Rural Service Centre, including but not limited to commercial, medical, and community services to support the additional anticipated population. It is recommended that the Planning Justification Report examine the availability of soft services to the new proposed community.
4. The "Urban Design and Architectural Design Guidelines", prepared by BTI, Architecture Unfolded and Weston, dated February 2018, states that the Sustainability Feasibility Study is to be completed at detailed design. However, it is important that the Urban Design and Architectural Design Guidelines and Sustainability Feasibility Study be completed together at this time to provide the overall guidance for the design for both the subdivision layout and the construction of the individual homes.
5. It appears that Lots 49, 50, 51 and 52 are partially within the "Escarpment Protection Area" designation, which does not permit multiple severances. Please update Figure 7 – Development Plan and

Environmental Constraints map, within the "Scoped Environmental Impact Study" (EIS), to include the environmental policy overlays and ensure the proposed development does not encroach into the policy areas:

- a. NEP Escarpment Natural Area and Escarpment Protection Area;
 - b. Region of Peel Core Area of the Greenlands System; and
 - c. Town of Caledon Environmental Policy Area.
6. The EIS identifies a large Significant Woodland patch at the north-east of the subject lands that contains Jefferson Salamander habitat and the associated regulated habitat area. Also, the EIS identifies a small portion of a Significant Woodland at the south-west portion of the property. Ministry of Natural Resources and Forestry (MNRF) staff recommends that the minimum Vegetation Protection Zone (VPZ) for the significant woodlands be 30 m, which is consistent with the VPZ requirements within the *Greenbelt Plan, 2017*, and the Provincial "Natural Heritage Assessment Guide for Renewable Energy Projects". In order to confirm the development limits from the natural heritage features and areas, please provide further evidence within the EIS that would demonstrate that a VPZ less than the recommended 30 m by MNRF is appropriate, as per Sub-section 2.7.6 and 2.7.7 of the NEP.

B. Town of Caledon Community Services, Engineering – Memo from Drew Haines, Senior Development Engineering Coordinator, Subject, "Stormwater Management Proposal, The Manors of Belfountain, 21T-91015C", dated October 3, 2018.

Development Engineering has reviewed the stormwater proposal provided by Cole Engineering to utilize a similar strategy currently used in a subdivision near Snow Valley, and provide the following comments.

The subdivision near Snow Valley utilizes ditches and infiltration trenches in combination with office plates on culverts to promote infiltration for up to the 5 year storm. Flows above the 5 year storm are conveyed to a dry pond where the release is controlled. While the Town does support LID measures, we do not support this proposed stormwater design for the Belfountain subdivision as it relies solely on LID and there is no redundancy in the design. In addition to the issue of solely controlling with LID methods, the Town has prepared the following comments and concerns with the proposed design:

7. LID measures can be utilized as part of the treatment train, however, since the site does not have a defined outlet, a stormwater management facility is required that can control a back to back 100 year storm. Any emergency overland flow path from the pond(s) will be identified on the M-Plan as a Block and dedicated to the Town.
8. The Town does not support infiltration dry wells within the right of way, especially the amount as the number of cells/dry wells to maintain would not only be problematic for Town staff to operate, but would be costly to maintain. In regards to the private side, there is no guarantee that the homeowners would maintain and operate this system and would likely fall on the Town to maintain. Additionally, there is no guarantee that the Town will have the required expertise to operate and maintain the dry wells.
9. The current proposal indicates that there will be overland flow leaving the site onto private and public property. All overland flow is to be directed to the pond(s) and is to be controlled on site.

10. The Town will not permit orifice plates on driveway culverts within the Town's right of way as this is extra infrastructure that the Town will be responsible to maintain.
11. The Town's Development Standards, Policies and Guidelines do not allow for ponding depths greater than 0.3 meters and open channels are to have a maximum velocity of 1.5 m/s.
12. Infiltration trenches on private property are not to be included as quantity control for stormwater management as there is no guarantee the homeowners will maintain them and their functionality. The Town will not be taking easement over infiltration trenches proposed on private property.
13. Hydrogeological report is to indicate if there will be an impact on water quality by the proposed dry wells and/or stormwater management facility.
14. Proposed stormwater management designs are to take into consideration that the Town will be requiring an urban cross section with sidewalks on one side for all roads within the subdivision.

C. Town of Caledon Community Services, Heritage and Urban Design – Email from Douglas McGlynn, Heritage and Urban Design Planner, Subject, “Comments on Manors of Belfountain site visit for natural heritage resources”, dated October 30, 2018.

A site visit was conducted by Town staff on October 6th, 2018 at the site referred to as Manors of Belfountain. Access to the site was from Shaw's Creek Road, at the south western corner of the property. Weather was cool; temperature was 10C, overcast skies, some drizzle. Due to the sound of gun shots from the middle to eastern portion of the site, documentation was restricted to a smaller than planned area in the south western corner.

Directed by the site conditions outlined above, the site visit was mapped as a figure of 8 which took in the 3 fields that make up the south west portion of the site including the tree lines, hedgerows and stone walls that create the field boundaries and demarcate the fields on the property. See site walk map outline (attached).

Photos of the stone walls, tree lines and vistas were taken in numerous locations throughout the site visit. These locations are numerated and documented on the photo reference map (attached) in order to provide a photographic cross reference. Digital files of the photos are available upon request.

15. Although the majority of the stone walls are overgrown, there are places where they are easier to locate, and in some instance the stone mounds are between six and eight feet in height. As the onset of winter continues, these natural heritage features will become more prominent and may require a future site visit to confirm their true mass and complexity. The stone walls and tree lined rows are an indication of the development of the field system for agricultural use over time and play an important part of our understanding of the development of this field structure. As some of the walls are substantive in size, they could be utilized in the development of the proposed subdivision to provide natural lot lines throughout.
16. Where the stone walls cross proposed roads, the stones could be re-appropriated to form landscape features in specific areas. An evaluation of the trees within these field boundaries should also be undertaken to establish their condition as they are also indicative of not only the development of the agricultural field systems but they show intent to help prevent crop damage by the weather, especially wind and driving rain or snow by providing a buffer across the landscape.

17. The stone walls and tree lines are not an insignificant heritage feature on the site and having reviewed the photographic documentation from Sally Drummond's site visit with the Town of Caledon team, the stone walls and tree lines are prominent throughout the site. In order to accommodate these significant heritage features, mitigation could involve a slight re-alignment of the lot boundaries to line through with the locations of the walls and trees in various locations throughout the subdivision. It is imperative that these natural heritage features feature in any revised and updated Cultural Heritage Impact Study (CHIS) report.

D. External Comments

Correspondences from external agencies are summarized below and copies of correspondence are attached.

Ontario Provincial Police – Email from M. Sanderson, Staff Sergeant, Operations Manager – Caledon Detachment, dated Oct. 29, 2018:

18. The Belfountain area is subject to seasonal influx of visitors and vehicle traffic which is drawn to this area to enjoy the local businesses and natural features which at times already strain existing roadway infrastructure. Further residential development in this area will bring additional vehicle traffic, associated noise, and parking issues onto existing local Town and Regional roads in the area and consideration will have to be given to how this additional traffic will impact roads such as Main Street and Bush Street and their intersection in downtown Belfountain, as well as increased traffic on Shaw's Creek road which is at present an unpaved dirt road and likely unsuitable to accommodate a significant increase in traffic volumes. Based on current requests and calls for service to the Police and Town Bylaw from residents in relation to existing traffic, noise, and parking concerns in this area, any significant increase in daily vehicle traffic and associated noise in this area will no doubt lead to an increase in requests for Police and Town Bylaw assistance in this area. A detailed and careful review of existing traffic patterns and noise levels and the potential impact of any new development on them should be considered prior to approval.

Rogers Communication – Correspondence from Farzad Kahkeshan, CAD Technician, Engineering - Central Canada, dated November 1, 2018:

19. Rogers Communications Canada Inc., has aerial and buried coaxial plant in this area, as indicated on the attached plans. Caution is advised. Use Vac truck and expose ducts. Maintain minimum of 0.6 m clearance. Hand dig when crossing or within 1 m of Rogers plant. Note: Plant is to approximation. Locates are required. Call for locates at 1-800-738-7893.

E. Outstanding Comments

Comments from the following internal and external agencies/departments remain outstanding, as requested through the draft plan of subdivision circulation:

- Hydro One Networks Inc.
- Town of Caledon, Building Services

Based on the comments provided herein, revised submission documentation is required for further review. Town staff is available to meet with the NEC and applicant to discuss our comments in more detail. I trust this information is of assistance to you. Please do not hesitate to contact the undersigned at extension 4228 or leilani.lee-yates@caledon.ca should you have any questions.

Sincerely,



Leilani Lee-Yates, BES, MSPL.RPD, MCIP, RPP
Senior Planner
Planning and Development - West
Community Services Department
TOWN OF CALEDON

Enclosure: Email from M. Sanderson, Staff Sergeant, Operations Manager – Caledon Detachment, dated Oct. 29, 2018;
Site Walk Map, prepared by Douglas McGlynn, Heritage and Urban Design Planner, dated October 30, 2018;
Site Walk Photo Reference Map, prepared by Douglas McGlynn, Heritage and Urban Design Planner, dated October 30, 2018;
Correspondence from Farzad Kahkeshan, CAD Technician, Engineering, Rogers Communication, dated November 1, 2018.

C (by email). Rob Hughes, Manager of Development – West
Drew Haines, Senior Development Engineering Coordinator
Nick Pirzas, Senior Landscape Architect
Alana Vandervoot, Assistant Town Solicitor
Brittany Ziegler, Law Clerk
Margherita Bialy, Community Policy Planner
Bailey Loverock, Community Policy Planner
Arash Olia, Transportation Planning Technologist
Geoff Hebbert, Senior Project Manager
Douglas McGlynn, Heritage and Urban Design Planner
Wendy Sutherland, Legislative Specialist
Dave Pelayo, Chief Fire Prevention Officer
Joy Simms, Region of Peel
Lisa Hosale, Credit Valley Conservation

Leilani Lee-Yates

From: Sanderson, Marcus (OPP) [REDACTED]
Sent: Monday, October 29, 2018 2:13 PM
To: Leilani Lee-Yates
Cc: Aloma Dreher; Carothers, Ryan (OPP); Eric Chan; Toy, William
[REDACTED] Laura Hall
Subject: RE: Circulation Notice - 21T-91015 & NEC P/R/2017-2018/450 - Manors of Belfountain

Hello Leilani,

Please be advised Caledon OPP has only one comment to add to this application which may or may not be appropriate for inclusion. The comment is as follows:

That is that the Bellfountain area is subject to seasonal influx of visitors and vehicle traffic which is drawn to this area to enjoy the local businesses and natural features which at times already strain existing roadway infrastructure. Further residential development in this area will bring additional vehicle traffic, associated noise, and parking issues onto existing local Town and Regional roads in the area and consideration will have to be given to how this additional traffic will impact roads such as Main Street and Bush Street and their intersection in downtown Bellfountain, as well as increased traffic on Shaw's Creek road which is at present an unpaved dirt road and likely unsuitable to accommodate a significant increase in traffic volumes. Based on current requests and calls for service to the Police and Town Bylaw from residents in relation to existing traffic, noise, and parking concerns in this area, any significant increase in daily vehicle traffic and associated noise in this area will no doubt lead to an increase in requests for Police and Town Bylaw assistance in this area. A detailed and careful review of existing traffic patterns and noise levels and the potential impact of any new development on them should be considered prior to approval.

Marcus

M. Sanderson
Staff Sergeant
Operations Manager – Caledon Detachment
Ontario Provincial Police
[REDACTED]

From: Aloma Dreher [REDACTED]
Sent: 24-Oct-18 12:16 PM
To: [REDACTED]; Sanderson, Marcus (OPP) [REDACTED]
[REDACTED]
Cc: Leilani Lee-Yates [REDACTED]
Subject: Circulation Notice - 21T-91015 & NEC P/R/2017-2018/450 - Manors of Belfountain

Good Afternoon,


A friendly reminder that comments for 21T-91015 and related NEC file P/R/2017-2018/450, circulated April 19, 2018, appear to be outstanding. If comments have already been provided, please forward them to Leilani Lee-Yates at

If comments are yet to be submitted regarding the above mentioned files, please provide your comments at your earliest convenience.

Should you require further information please contact Leilani Lee-Yates, extension 4228.

Thank you,

Aloma Dreher
Development Coordinator
Community Services


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Town of Caledonia



M185219

April 19, 2018

TO: Bell Canada – *Circulations Intake, Planning & Design*
Canada Post - *Christopher Fearon*
Credit Valley Conservation – Lisa Hosale
Dufferin-Peel Catholic District School Board - *Stephanie Cox*
Enbridge Gas Distribution Inc. - Municipal Notices *(via email)*
Hydro One Networks Inc. - *Zone 2 Scheduling (via email)*
Niagara Escarpment Commission – Sean Stewart
Ontario Provincial Police – *Marcus Sanderson (via email)*
Peel District School Board - *Bianca Bielski*
Region of Peel – *Larissa Svirplys-Howe*
Rogers Communication Canada Inc. *(via email)*
David Stewart, Williams & Stewart Associates Limited / John G. Williams Limited,
Architect

AND TO: Angie Mitchell, Manager of Building Services/CBO
Arash Olia, Coordinator, Transportation Development
Geoff Hebbert, Senior Project Manager,
Dave Pelayo, Chief Fire Prevention Officer
David Hurst, Senior Coordinator, Development Engineering
Glendon Turner, Senior Financial Analyst
Karla Zabielski, Administrative Assistant
Sylvia Kirkwood, Manager of Policy & Sustainability
Nick Pirzas, Senior Landscape Architect
Sally Drummond, Heritage Resource Officer
Wendy Sutherland, Accessibility, Legislative Specialist
Zachari Giacomazzo, Zoning Administrator

SUBJECT: **Resubmission of Rural Estate Residential Plan of Subdivision**
Glen Schnarr & Associates on behalf of The Manors of Belfountain Corp.
Parts of Lot 9 Concession 5, WHS (CAL)
Hamlet of Belfountain
File Number: 21T-91015C (Related NEC File: P/R/2017-2018/450)

On March 7, 2018, the Town of Caledon received updated submission materials from Glen Schnarr & Associates Inc. on behalf of The Manors of Belfountain Corp. in support of the above-noted Draft Plan of Subdivision application.

The subject lands are 70.28 hectares (173.67 acres) in area and are located on the east side of Shaws Creek Road, south and east of Mississauga Road in the Hamlet of Belfountain.

The subject lands have an extensive history with respect to residential development proposals. A previous Plan of Subdivision application (File No. 21T-88024C) was initially submitted in 1988 by previous owners generally referred to as "Enterac". This plan of subdivision initially proposed to create 73 estate residential lots within the subject lands. Related Development Permit applications were concurrently filed with the Niagara Escarpment Commission (NEC) to facilitate the proposed dwelling and infrastructure construction within the plan of subdivision. This subdivision application was ultimately referred to the Ontario Municipal Board (OMB) by the Town, applicant and a local ratepayers association under the *Planning Act*. The related NEC Development Permit applications were refused by the NEC and subsequently appealed to the Board by the applicant under the *Niagara Escarpment Planning and Development Act*. The collective referral/appeal of these applications to the Board resulted in a Joint

Board Decision dated August 28, 1990 which refused the draft plan of subdivision application and confirmed the NEC decision to refuse the corresponding Development Permit applications. However, the contents of this decision acknowledged the potential for residential development on the subject lands outlined some principles for any future residential development to address as part of any future proposal submission.

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Copies of the following submission information pertinent to your review are enclosed:

- **Draft Plan of Subdivision Application form**, completed and sign be owner;
- **NEC Development Permit Application form**, completed and sign be owner;
- **Pre-Consultation (DART) checklist**, dated September 2017;
- **Fact Sheet and Location Map**;
- **Draft Plan of Subdivision**, prepared by Glen Schnarr & Associates Inc., dated December 5th, 2017;
- **Planning Justification and Rational Report**, prepared by Glen Schnarr & Associates Inc., dated December 5th, 2017;
- **Stage 1-2 Archaeological Assessment**, prepared by ASI, dated January 2018;
- **Phase 1 Environmental Site Assessment**, prepared by Services Inc., dated November 15th, 2017;
- **Geotechnical Investigation and Slope Stability Report**, reported Services Inc., dated November 16th, 2017;
- **Hydrogeological Investigation Report**, prepared by Cole Engineering Group Ltd., dated March 2018;
- **Functional Servicing Report**, prepared by Cole Engineering Group Ltd., dated March 2018;

- **Scoped Environmental Impact Study**, prepared by Savanta Inc., dated March 2018;
- **Transportation Impact Study**, prepared NextTrans Consulting Engineers, dated January 2018;
- **Noise Impact Study**, prepared by Swallow Acoustic Consultants Ltd., dated December 2017;
- **Urban Design and Architectural Design Guidelines**, prepared by Weston Consulting, Baker Turner Inc., and Architecture Unfolded, dated February 2018;
- **Cultural Heritage Resource Assessment**, prepared by ASI;
- **Night Sky Lighting Memo**, prepared by RTG;
- **Tree Inventory and Preservation Plan(TR.1)**, prepared by Baker Turner Inc., dated February 2018;
- **Tree Inventory Report, prepared by Baker Turner Inc.**, dated February 2018;
- **Visual Impact Assessment Report**, prepared by Baker Turner Inc.

We would appreciate receiving your comments by **Thursday May 31, 2018 (6-weeks from the circulation)**. If you have any questions, please contact me at extension 905.584.2272 ext. 4283 or by email at Brandon.ward@caledon.ca.

Yours truly,



Brandon Ward, MCIP, RPP
Senior Development Planner
Community Services Department, Planning and Development
TOWN OF CALEDON

Cc (by email): Daniela Busca, Law Clerk
Paula Strachan, Senior Development Planner / Urban Designer
Eric Chan, Manager of Transportation Engineering
Brian Baird, Manager of Parks/Landscape Architect
Rob Hughes, Manager of Development – West
Ryan Grodecki, Manager of Engineering Services
Nancy Mott, Niagara Escarpment Commission
Karen Bennett, Glen Schnarr & Associates Inc.

Rogers Communications Canada Inc. has aerial and buried coaxial plant in this area, as indicated on the attached plans. Caution is advised. Use Vac truck and expose ducts. Maintain minimum of 0.6m clearance. Hand dig when crossing or if within 1m of Rogers plant. Note: Plant is to approximation. Locates are required. Call for locates at 1-800-738-7893

Farzad Kahkeshan

Nov 01, 2018



Rogers Communications
Outside Plant Engineering
3573 Wolfdale Road
Mississauga, ON L5C 3T6

Markup Response Form

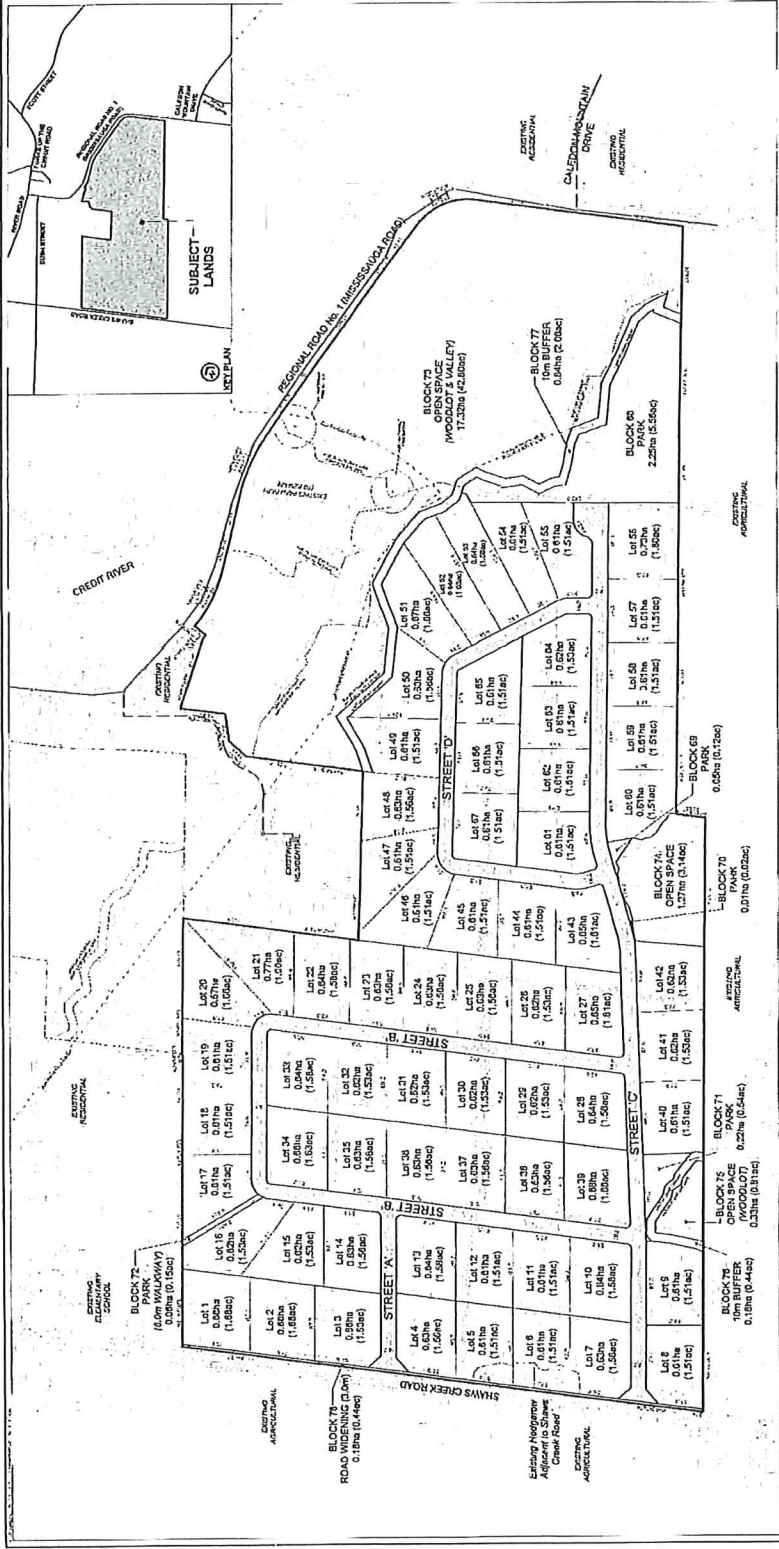
Application Date: October 24, 2018 Applicant: Town of Caledon
Date Returned: November 1, 2018
Rogers Ref. No.: M185219 Applicant Job No.: 21T-91015
Location: Bush St and Mississauga Rd

Rogers Communications has reviewed your drawing(s) as requested and returns one marked-up copy. Our comments follow below with an "X" indicating Rogers' stance on your proposed plan.

- Comments:**
- No Conflict Rogers Communications currently does not possess existing plant in the area indicated on your attached plans.
 - No Conflict Rogers Communications currently has existing plant as marked on your drawing. Our standard offset in this
For your Reference municipality is: 1.75m P/L on regional rds & 2.3m P/L on town rds.
Please ensure you maintain clearances of 0.3 m vertically and 0.6m horizontally.
 - EXTREME CAUTION Use vactruck and expose ducts, maintain minimum of 0.6m clearance.
 - CONFLICT Your proposed construction appears to encroach within existing Rogers Communications plant.
Please relocate your proposed construction to allow adequate clearance of 0.3 m vertically and 1 m horizontally.
 - CAUTION Rogers Communications has aerial plant in this area, as it is indicated on the attached plans.
 - CAUTION Fiber Optic Cable is present in the area of your proposed construction.
 - Note Proposed Fiber Optic Cable in a joint use duct structure .
 - Note Plant currently under construction.
 - Note Please inform Rogers Communications well in advance of the proposed construction schedule in order to coordinate our plant relocation.
 - Note Locates are still required. Call for locates at 1-800-738-7893
 - Note Hand dig when crossing, or within 1.0m of existing Rogers plant.
 - Note Plant is to Approximation.

Farzad Kahkeshan
CAD Technician
[Redacted Signature]

November 1, 2018
DATE



LAND USE SCHEDULE

LAND USE	AREA (sq. ft.)	AREA (ac.)	PERCENT
RESIDENTIAL	1,234,567	28.2	100.0
AGRICULTURAL	0	0.0	0.0
PARK	0	0.0	0.0
OPEN SPACE	0	0.0	0.0
ROADS	0	0.0	0.0
UTILITIES	0	0.0	0.0
TOTAL	1,234,567	28.2	100.0

ADDITIONAL INFORMATION
 SUBDIVISION PLAN IS SUBJECT TO THE APPROVAL OF THE TOWN OF CALLETON, ONTARIO.
 THE TOWN OF CALLETON IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE SUBDIVISION.
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 THE TOWN OF CALLETON IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE SUBDIVISION.

OWNERS CERTIFICATE
 I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 DATE: DEC 15, 2017

SUBDIVISION CERTIFICATE
 I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 DATE: DEC 15, 2017

DRAFT PLAN OF SUBDIVISION
MANORS OF BELFOUNTAIN CORP.
 FILE # 217-87015C
 PART OF EAST HALF AND WEST HALF LOTS,
 CONCESSION 5, W.H.S.
 (PART OF TOWNSHIP OF CALLETON,
 REGIONAL MUNICIPALITY OF PEELE)

telecon
 design-build-construct
 7777 WESTON RD
 VAUGHAN, ONT. CANADA, L4C9P9
 TEL: 905.882.0000

Existing Buried Coaxial cable
 Existing Aerial Coaxial cable
 Existing Rogers Bldg Attachment
 Existing Rogers Pedestal
 Existing Hydro Pole

CALL FOR LOCATES
 1-800-738-7893

CAUTION
 HAND DIG WHEN CROSSING ROGERS
 HAND DIG IF WITHIN 1M OF ROGERS PLANT

NOTE:
 PLANT IS TO APPROXIMATION
 PLAN NOT TO SCALE

Rogers File # - M185219
 CAD Tech - Farzad.K

MANORS OF BELFOUNTAIN CORP.
 100 BELFOUNTAIN DRIVE
 MISSISSAUGA, ONTARIO L4X 1L3
 TEL: 905.882.0000

DATE: DEC 15, 2017

DATE: DEC 15, 2017

DATE: DEC 15, 2017