

# Palgrave Estates Policy Area Review

Public Open House  
June 1, 2017

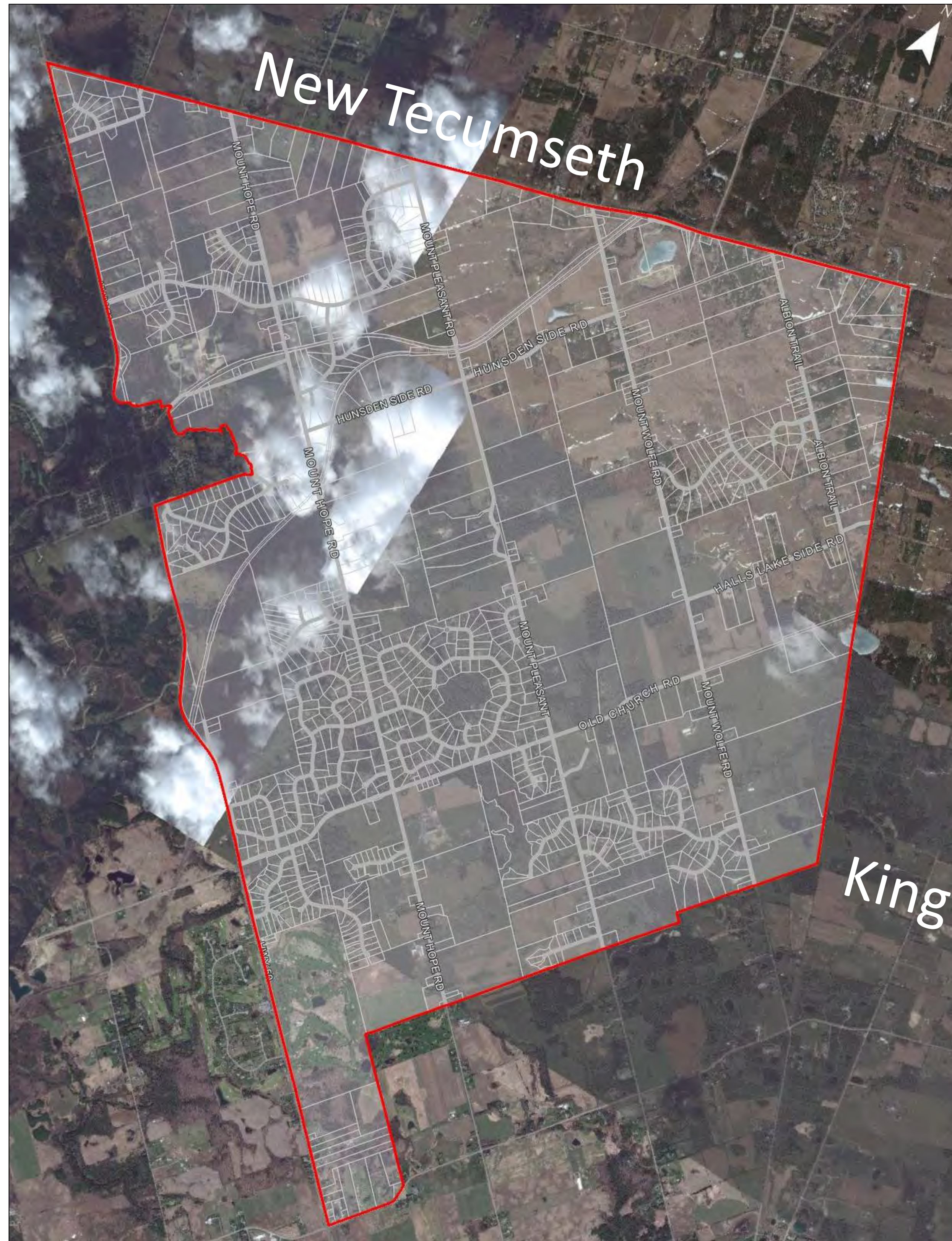
## Welcome

1. Please sign in at the Front Desk
2. Feel free to review the boards
3. Staff will be present to answer any of your questions



# BACKGROUND AND CONTEXT

## Study Area



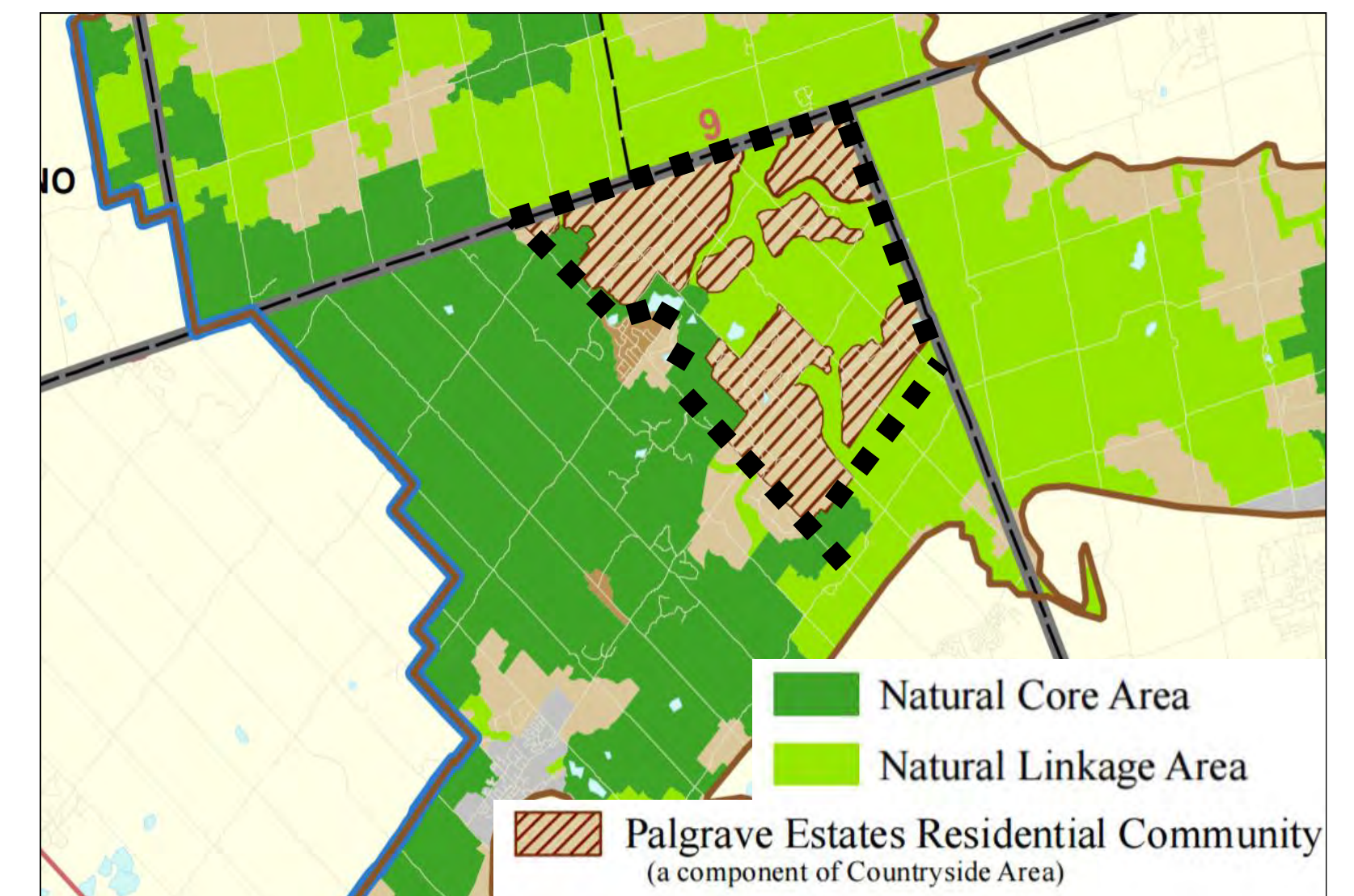
## Purpose of the Study

- The Town of Caledon is initiating a review of its Official Plan policies in the Palgrave Estate Residential Community.
- A key intent of this review is to ensure that the policies are reflective of Provincial policy changes since the Secondary Plan was put in place.
- **Outcome:** An updated framework for future growth in the area grounded in an understanding of Provincial policy, environmental constraints, servicing policies and broader community planning principles.

## Provincial & Regional Policy Context

### Oak Ridges Moraine Conservation Plan (2002)

- Identified as Natural Core Area, Natural Linkage Area, and Countryside Area in the ORM.
- Policies on creating and developing new lots in Natural Core Areas, Natural Linkage Areas and Countryside Areas are very restrictive.
- Exceptions are permitted in Palgrave Estates Residential Community.



### Peel Region Official Plan (December 2016)

- Estate residences add to the variety of housing forms and lifestyle options in Peel Region.
- Estate residences provide a significant cultural landscape in the region.
- For the Palgrave Estate Residential Community, growth will be planned to occur in a phased manner





# PRELIMINARY POLICY REVIEW THEMES

## Background Information

- The policy framework for the study area ranges from recently updated Provincial policies to local policies.
- This is creating:
  - unnecessary complexity;
  - outdated guidance that doesn't meet current community needs and contemporary development practices;
  - limited direction relating to built form and design and its influence on sense of place
- Overall goal of the Project is to update the policy framework for the study area
- The Palgrave Estate community has unique Growth Plan status.
- Three conservation authorities have jurisdiction: LSRCA, NVCA and TRCA

## Policy Themes

The following are a collection of preliminary policy issues and ideas that have been identified for the Palgrave Estate area, and each one may have multiple specific policies that fall under them. These have been grouped into four theme categories for ease of communication. If you have any comments relating to these, please provide them on the comment sheets provided.

### Theme 1: Protect the Environment

- Update reforestation and protection policies related to development
- Preserve the environmental features that are so integral to the character and sense of place for the area (such as woodlots, wetlands, wildlife habitat, and watercourses)
- Better define a land development approach that is focused on environmental features
- Updated current policies to reflect contemporary environmental awareness
- Review zoning options as a land conservation oriented development pattern



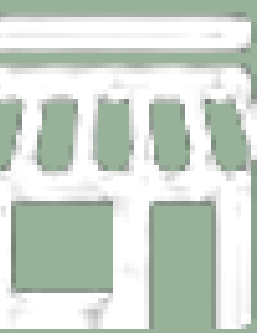
### Theme 2: Enhance Topography, Conservation and Rehabilitation Practices

- Landform conservation policies to protect the unique topography of the ORM
- Create a policy framework that protects the vistas that are part of area's sense of place
- Explore opportunities for appropriate cluster development patterns to preserve land
- Improve policy direction that addresses municipal services and development
- Clarify direction for lands that fall across multiple policy areas
- Land dedication policies for Conservation Authority and the Town
- Policies that support incremental growth



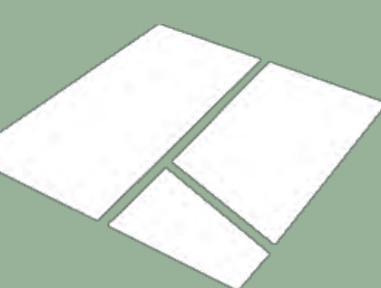
### Theme 3: Improve Built Form/ Pattern and Servicing

- Update servicing protocols
- Update structure envelope requirements/calculations to reflect OBC and necessary zoning updates
- Ensure consistency with updated Engineering standards
- Policies that strengthen key characteristics that define local identity/sense of place
- Develop urban design policies for new development
- Update policies relating to access to nature, active lifestyles, active transportation



### Theme 4: General Updating of Policy Framework

- Update mapping information to ensure accuracy and currently available data
- Update aerial photography
- Update and clarify terms to ensure consistency
- Ensure consistency with recently updated Provincial policies





# OFFICIAL PLAN POLICY CONTEXT

## Policy Area 1:

- Policy Area 1 is the prime area for future estate residential development.
- The minimum net lot area for residential uses in Policy Area 1 will be 0.45 of a hectare (1.1 acres).
- Policy Area 1 will be 36 units per 40.5 hectares (100 acres).

## Policy Area 2

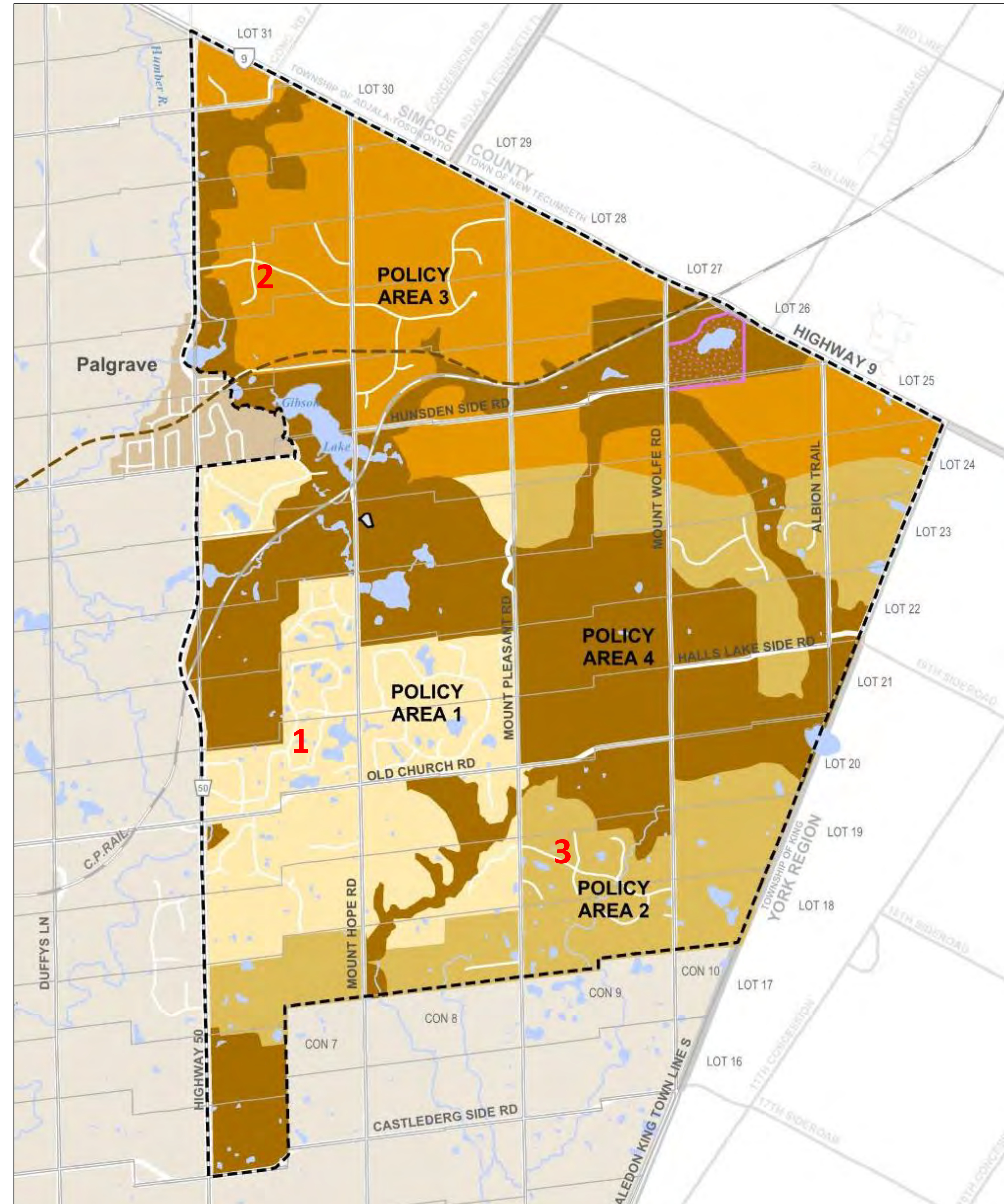
- Suitable for estate residential development at lower densities and higher minimum net lot sizes than Policy Area 1.
- The maximum permitted density in Policy Area 2 will be 31 units per 40.5 hectares (100 acres)
- The minimum net lot area for residential uses in Policy Area 2 and Policy Area 3 will normally be 0.6 of a hectare (1.5 acres). Where EZ 1 is determined to comprise a substantial portion of an applicant's property, a reduction in net lot area, to a minimum of 0.45 of a hectare (1.1 acre) may be considered.

## Policy Area 3

- Suitable for estate residential development at lower densities and higher minimum net lot sizes than Policy Area 1 and 2.
- The maximum permitted density in Policy Area 3 will be 26 units per 40.5 hectares (100 acres)

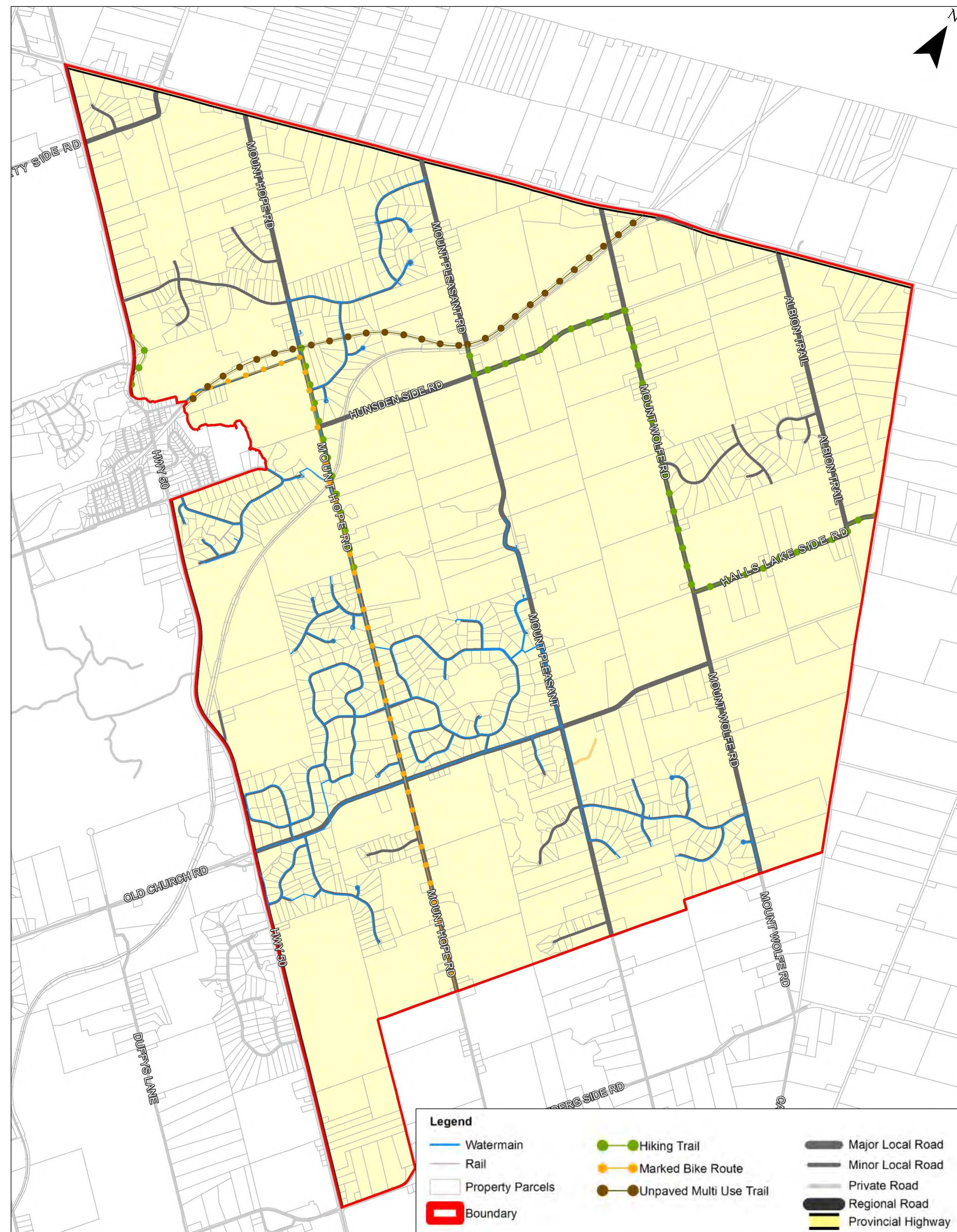
## Policy Area 4:

- Policy Area 4 corresponds to the ORMCP Natural Core Area and Natural Linkage Area
- Estate Residential Development is not permitted.





# TRANSPORTATION & INFRASTRUCTURE



## Water Servicing Official Plan Policy

- Currently, the Study Area is municipally serviced with water, and privately serviced for wastewater.
- Water Servicing is generally available within existing estate subdivisions.
- Every lot in an estate residential plan of subdivision must be serviced with a private sewage disposal system for the treatment of domestic wastes.
- Municipal water service will be provided to the Palgrave Estate Residential Community by orderly expansion of the existing Palgrave water supply system and may be constructed by the applicant at the applicant's expense.



## Transportation Official Plan Policy

- Three east-west collectors will be established through new subdivision road linkages.
- The three east-west collectors will originate at Highway 50 and extend east through the Palgrave Estate Residential Community at approximately a 1.5 kilometre north-south spacing.
- Access to individual residential lots in an estate residential development should be from internal subdivision roads.
- Dwellings within 300 metres of the railway right of way shall be constructed to meet at the applicable criteria of the MOE and the Region of Peel.



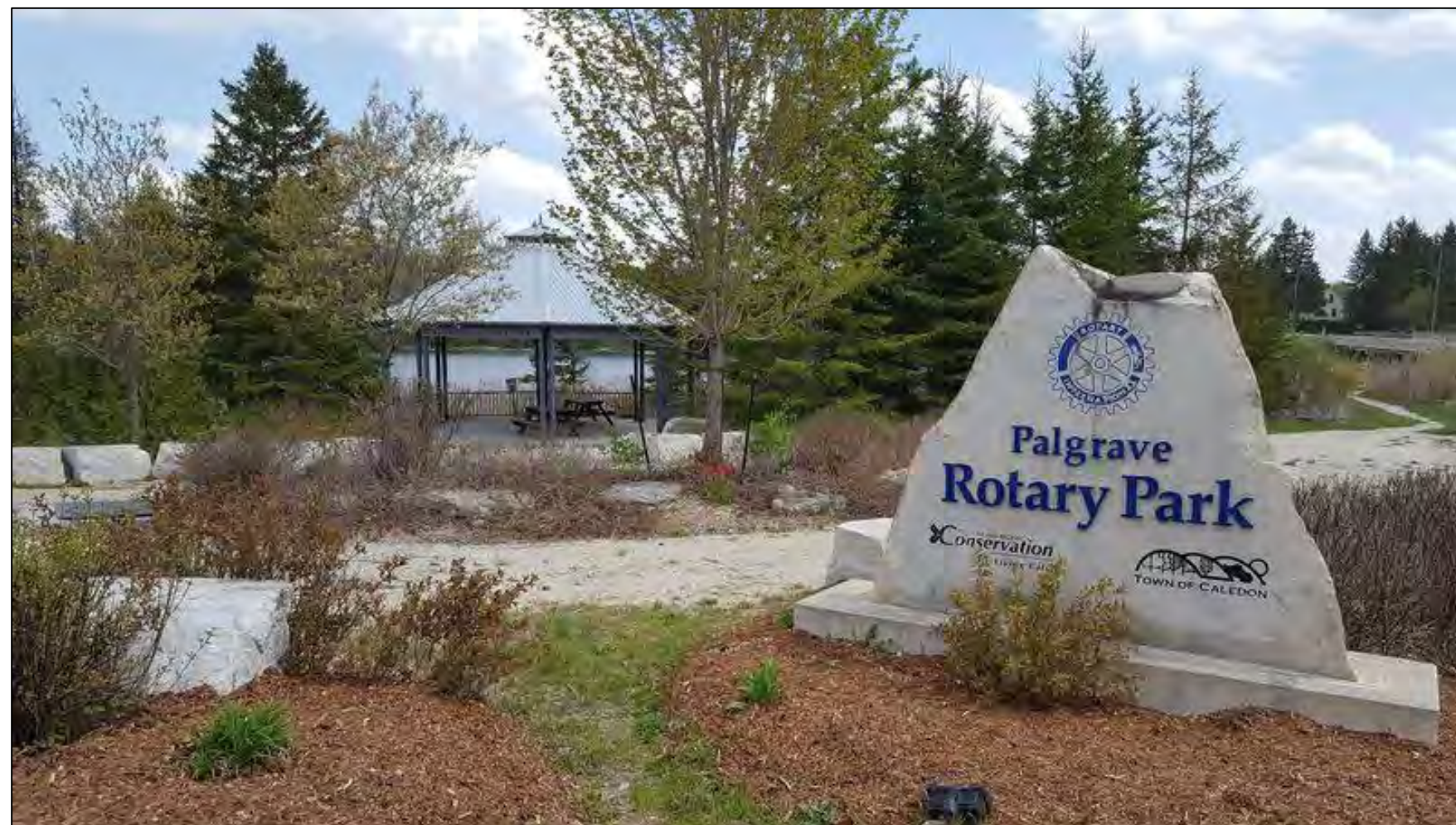
## Trails and Active Transportation Official Plan Policy

- Active transportation is any form of self-propelled transportation that uses human energy, such as walking and bicycling.
- The Town will encourage the development of a system of bicycle and pedestrian facilities to link major public open spaces, activity centres.
- Consideration will be given to multi-use paths as part of the transportation system in the implementation of the Parks and Recreation Master Plan.



# CURRENT COMMUNITY CHARACTER

## Community Landscapes



### Parks and Open Space

- The study area has a number of rural recreational cultural amenities such as: Palgrave Rotary Park and Caledon Equestrian Park
- These uses contribute to a sense of place, and the rural character of the area.
- Rural character of the landscape and the community should be maintained as new development occurs.
- Natural and cultural heritage conservation policies must also be addressed when planning for new growth.

### Rural Landscapes

- Ensuring an appropriate buffering between estate residential development, and abutting rural lands is critical.
- Farming is a permitted land use.

## Residential Estates



### Older Established Development

- The Palgrave Estates have a unique mix of new development and older more established development.
- The visual impact of estate development is generally minimized by measures such as vegetative buffers.

### New Development Activity

- Newer developments have introduced newer building footprints and lot fabric.
- Buildings should be of an architectural style harmonious with the natural landscape.
- Estate residential development should display a high level of environmental quality.

### Development Mix

- Over time these newer developments have matured and contribute to the cultural landscape of the area.

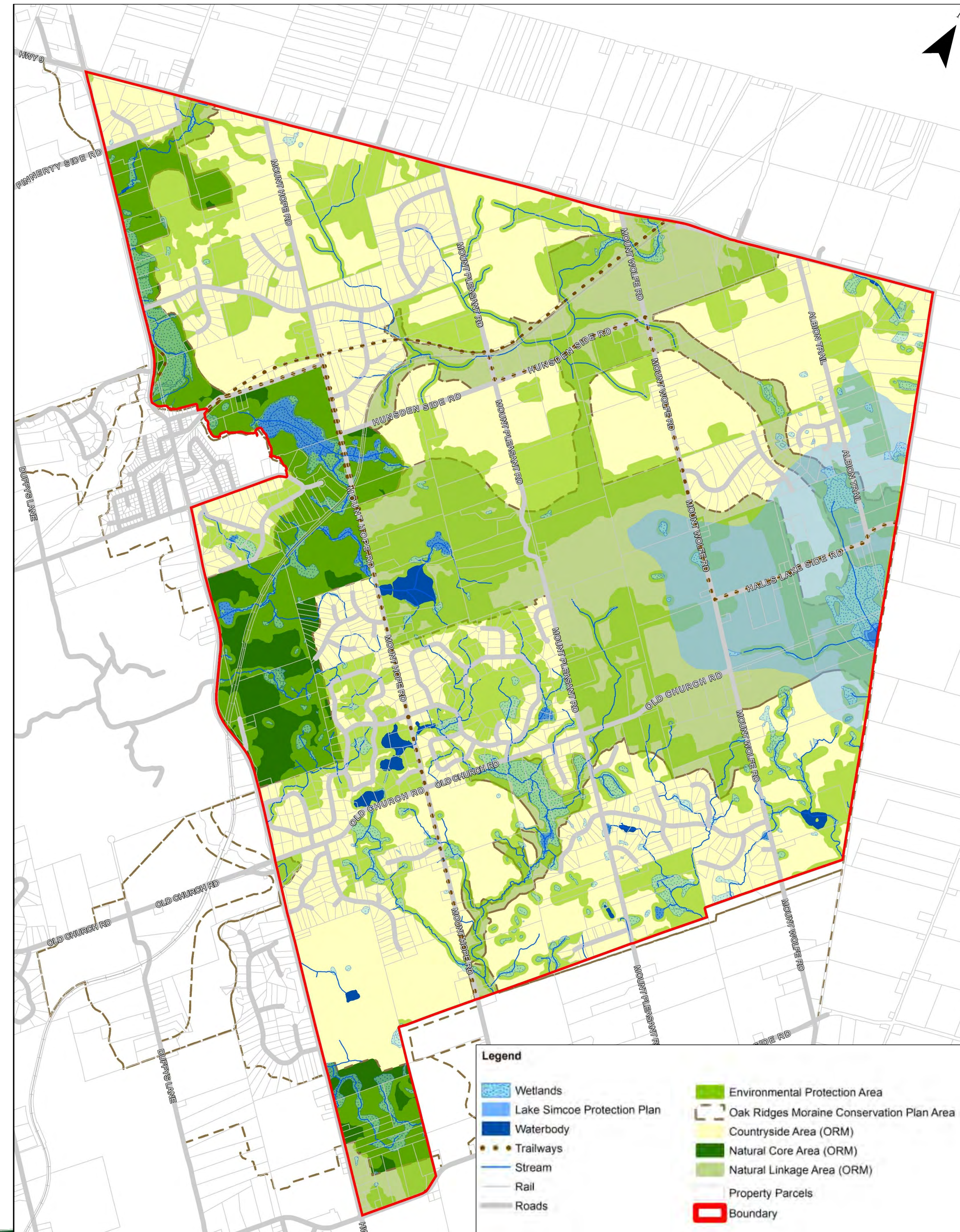


# NATURAL HERITAGE AND CONSTRAINTS

## Protecting Natural Heritage



- Number of significant features are located in the Study Area including Palgrave Pond and Gibson Lake.
- Preservation of Natural Heritage is critical to protecting the rural and natural character of the area.
- Key features may include include;
  - Valley and stream corridors and their associated floodplains;
  - Native upland and lowland woodlands;
  - Natural waterbodies;
  - Provincially and locally significant wetlands; and
  - Environmentally Significant/Sensitive Areas



## Oak Ridges Moraine Policies



The Natural Heritage System includes:

- **Natural Core Areas** protect those lands with the greatest concentrations of key natural heritage features.
- **Natural Linkage Areas** protect critical natural and open space linkages between the Natural Core Areas and along rivers.
- **Countryside Areas** provide an agricultural and rural transition and buffer between the Natural Core Areas and Natural Linkage Areas and the urbanized Areas.



# THANK YOU FOR PARTICIPATING!

## What Happens Next?



Timing	Step
<b>June 1, 2017</b>	<b>Public Open House #1 (Launch)</b>
Summer 2017	Discussion Paper
Summer 2017	Policy Alternatives Paper
Sept. 2017	Public Open House #2
Sept. 2017	Council Presentation
Oct. 2017	Draft Official Plan Amendment
Nov. 2017	Statutory Public Meeting
Dec. 2017	Council Adoption

To provide input, ask questions or be added to the contact list, please contact:

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For more information about the project, please visit the Town's website at:

<https://www.caledon.ca/en/townhall/palgrave-estate.asp>