

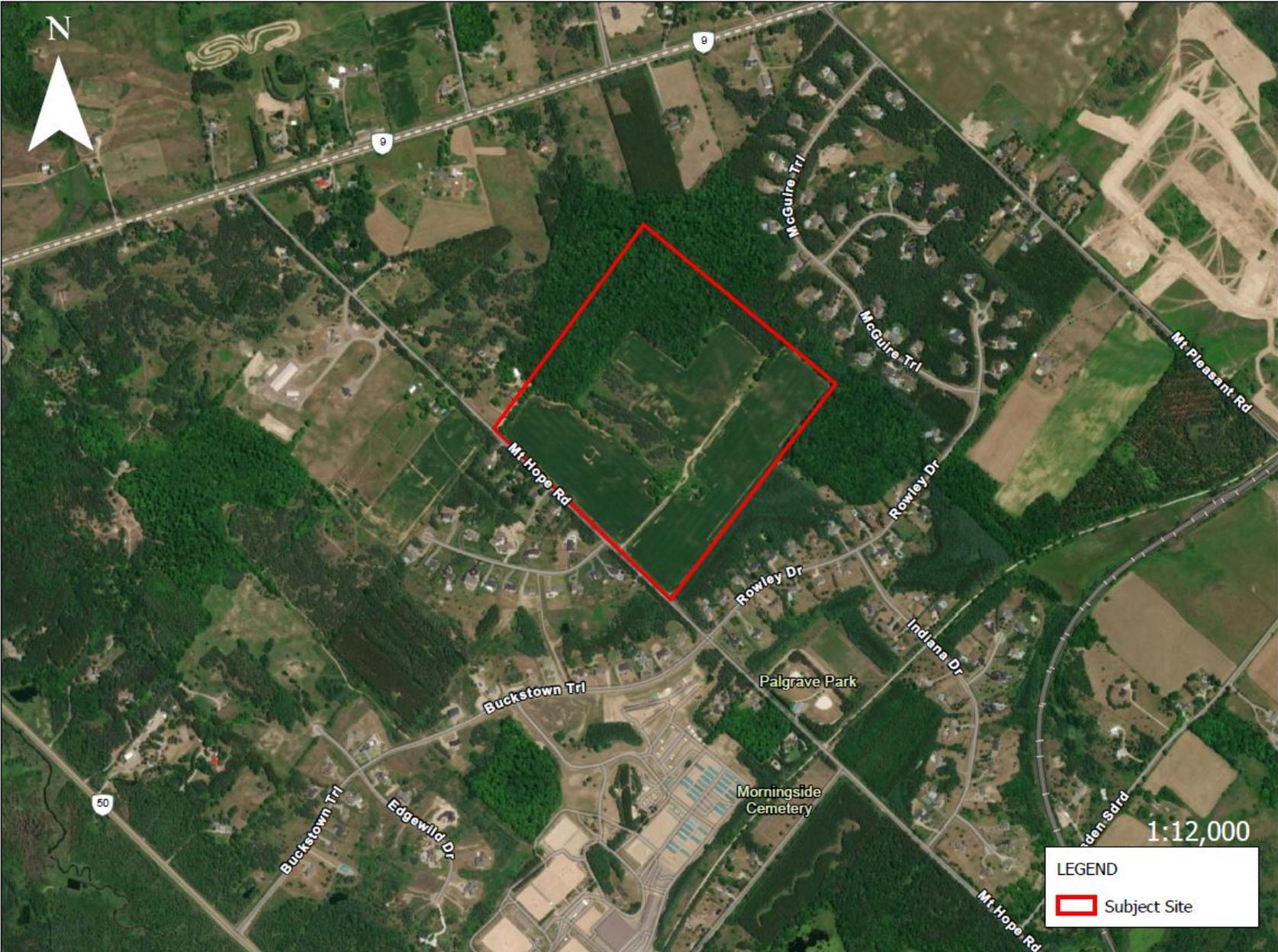
17791 Mount Hope Road Proposed Zoning By-law Amendment

Public Meeting 11th May 2021



DESIGN PLAN SERVICES
TOWN PLANNING CONSULTANTS

Context Map



Site Plan

Statistics

- Net Area: 41.32 ha
- Reforestation Area: 13.16 ha
- Lot Frontage: 610.6 m
- Proposed Lots: 29





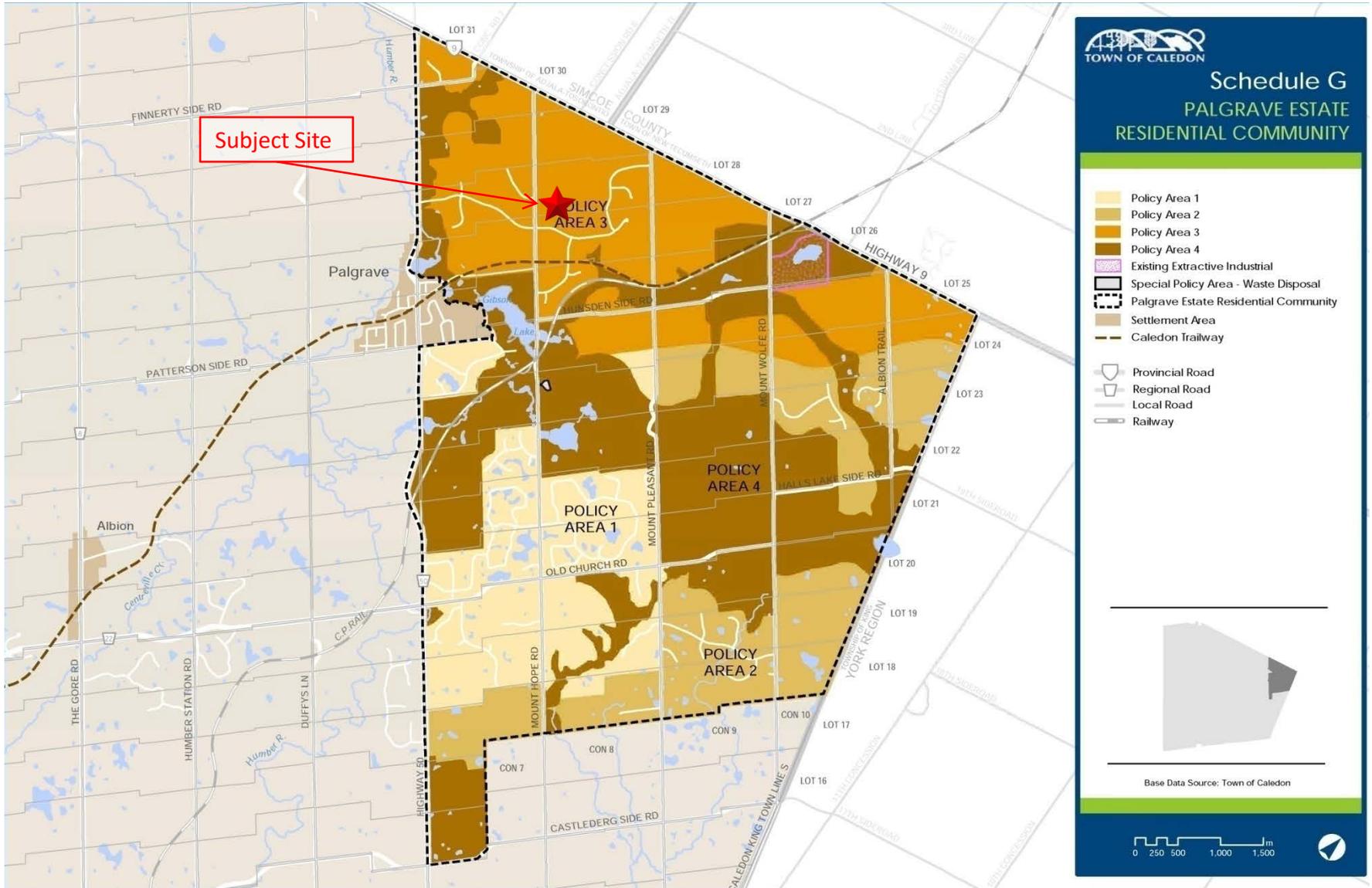
The subdivision has been designed to maximize tree preservation and protection of significant natural features and landforms within the Oak Ridges Moraine.





The landscape features and housing will be designed with quality in mind creating an attractive, vibrant upscale neighborhood identity that will harmonize with its natural setting amongst the rolling countryside of Caledon.

Town of Caledon Official Plan- Palgrave Estate Residential Community



TOWN OF CALEDON

Schedule G PALGRAVE ESTATE RESIDENTIAL COMMUNITY

- Policy Area 1
- Policy Area 2
- Policy Area 3
- Policy Area 4
- Existing Extractive Industrial
- Special Policy Area - Waste Disposal
- Palgrave Estate Residential Community
- Settlement Area
- Caledon Trailway
- Provincial Road
- Regional Road
- Local Road
- Railway

Base Data Source: Town of Caledon

0 250 500 1,000 1,500 m

Current Zoning

Existing Zoning:

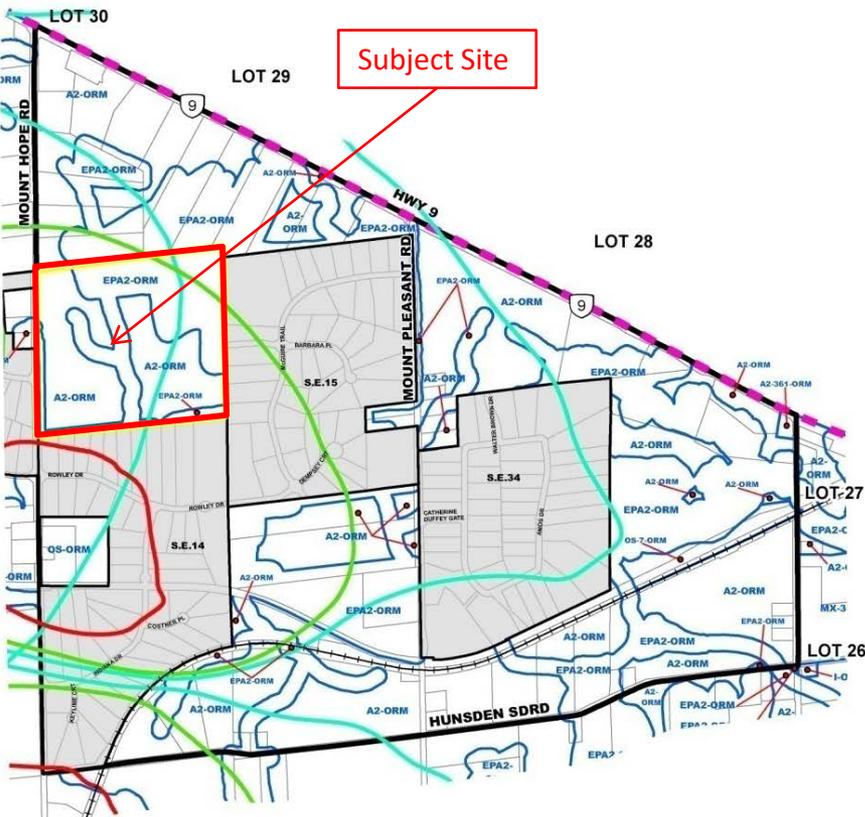
A2-ORM, Rural – Oak Ridges Moraine

EPA2-ORM, Environmental Policy Area 2 – Oak Ridges Moraine

- Permits agricultural, low density residential and low-intensity recreational uses.
- Proposed estate residential land use is in conformity with the Town of Caledon Official Plan.
- Estate residential is currently not permitted as of right in the A2-ORM and EPA2-ORM zone. A Zoning By-law Amendment is required.

CON. 8 (ALB)

CON. 9 (ALB)



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INDEX MAP
Not to scale

A2 ZONE SYMBOL

A2-## ZONE SYMBOL
Note: Number of suffixes represent Exceptions which can be looked up in the Exceptions section of the By-law.

ZONE BOUNDARY

STRUCTURAL ENVELOPE MAP

NIAGARA ESCARPMENT DEVELOPMENT CONTROL AREA
Lands lying within the Development Control area pursuant to the Niagara Planning and Development Act are subject to permit requirements under Ontario Regulation 695/00, as amended.

OAK RIDGES MORAINIC CONSERVATION PLAN AREA BOUNDARY

WELLHEAD PROTECTION AREA BOUNDARY
WP-2 WP-5 WP-10 WP-25
Zone Maps amended to indicate the 2, 5, 10, and 25 year Wellhead Protection Areas.

BY-LAW 2004-80
ZONE MAP 55
SCHEDULE "A"

TOWN OF CALEDON

14 April 2006 Revised November 11, 2020

File: FPOLICY\2020\05\05\ZoneMap55.mxd

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