

1685078 ONTARIO INC
0 HIGHWAY 9, PART OF LOTS
28 & 29, CONCESSION 9
(ALBION)

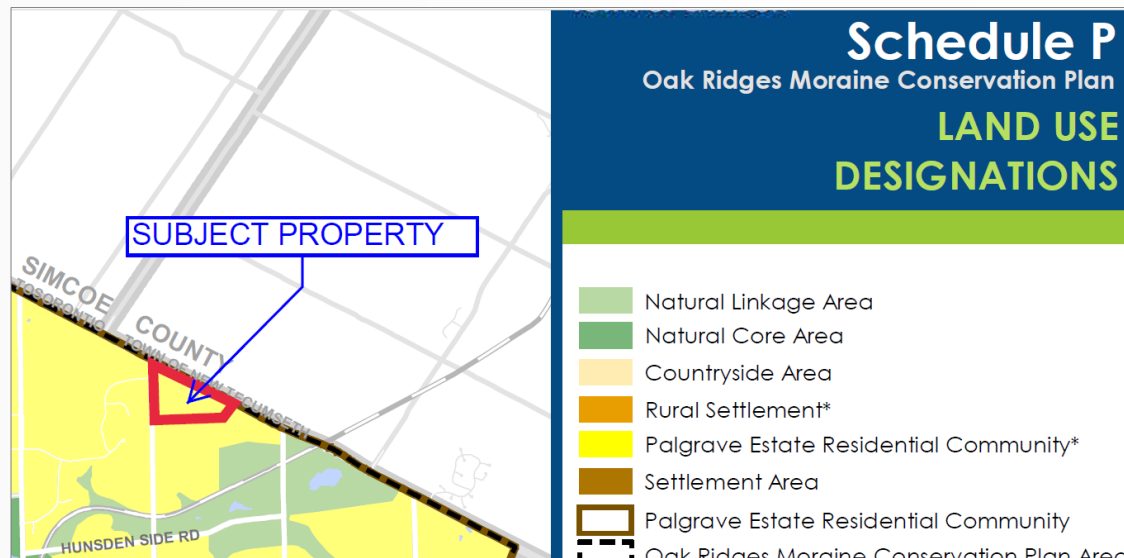
Proposed Development:
21 Estate Residential Lots and 1 Rural Residential

Aerial Photograph

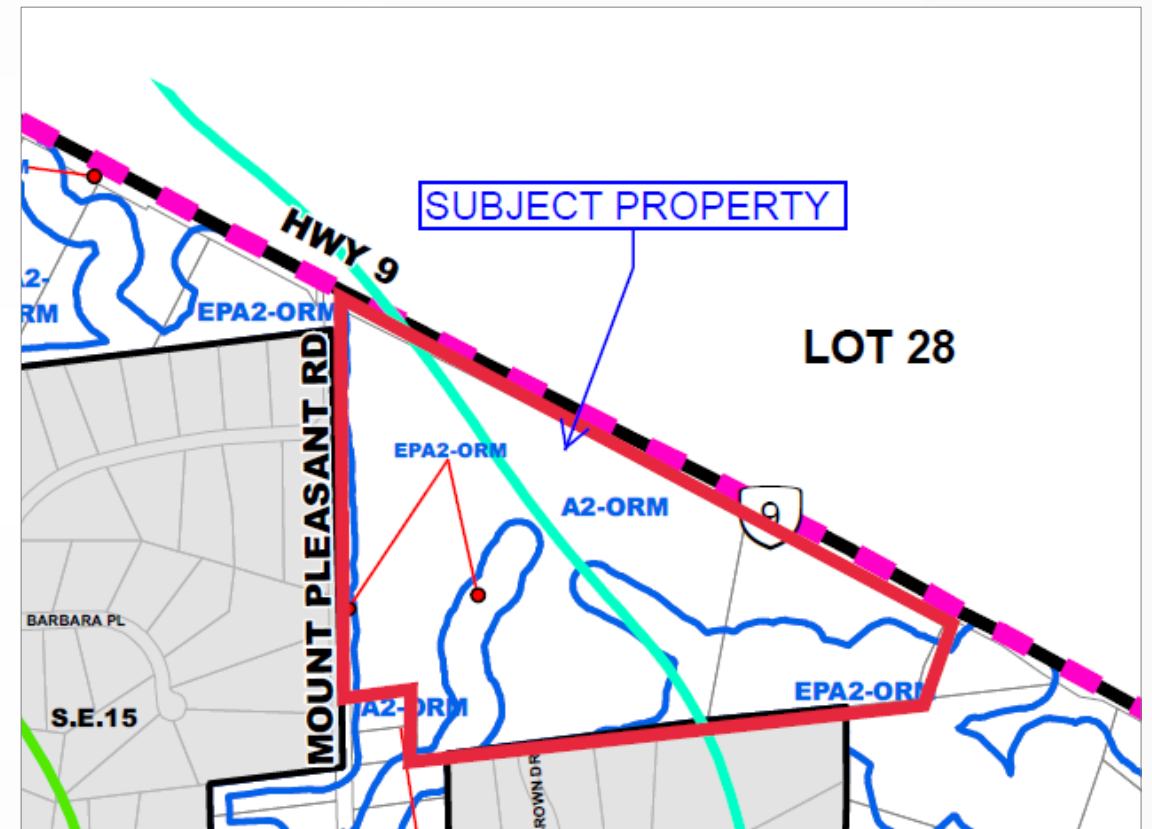


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Current Official Plan and Zoning

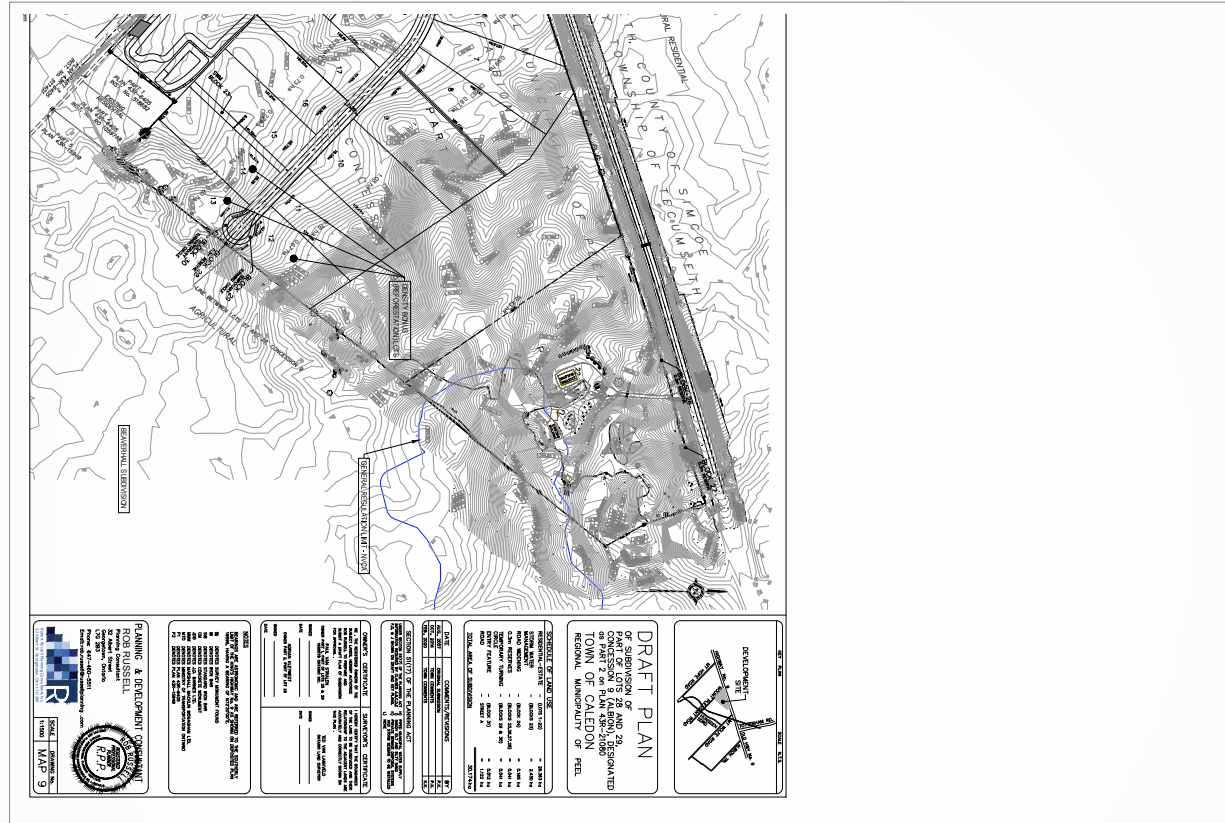


Caledon Official Plan



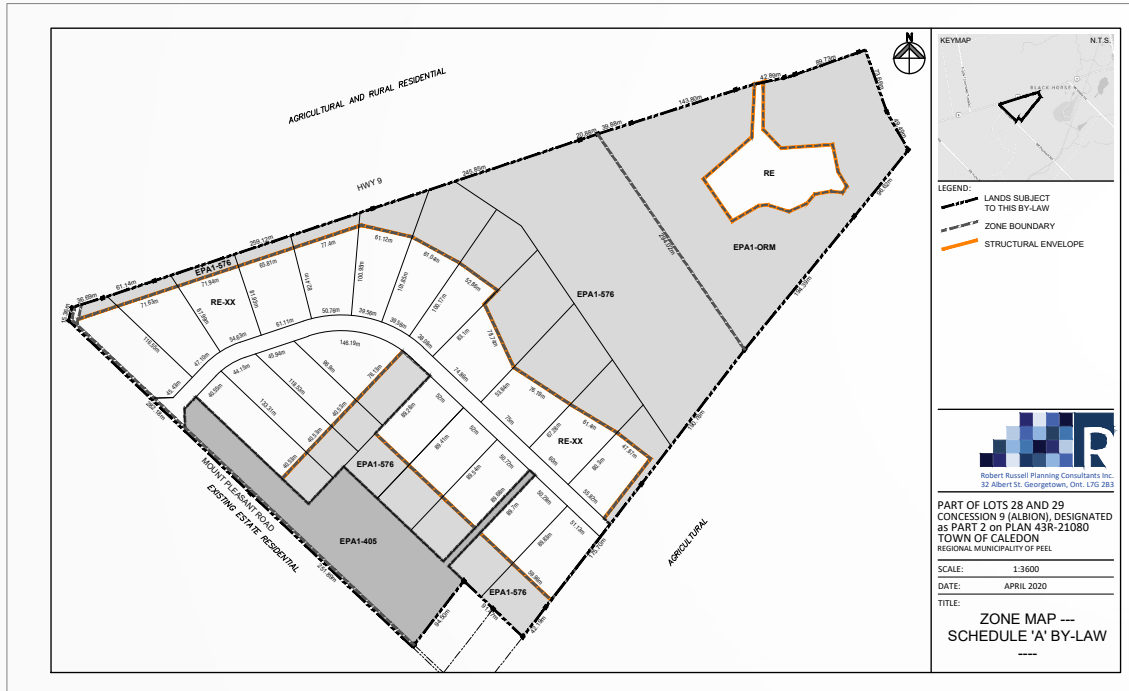
Zoning By-law

Draft Plan of Subdivision



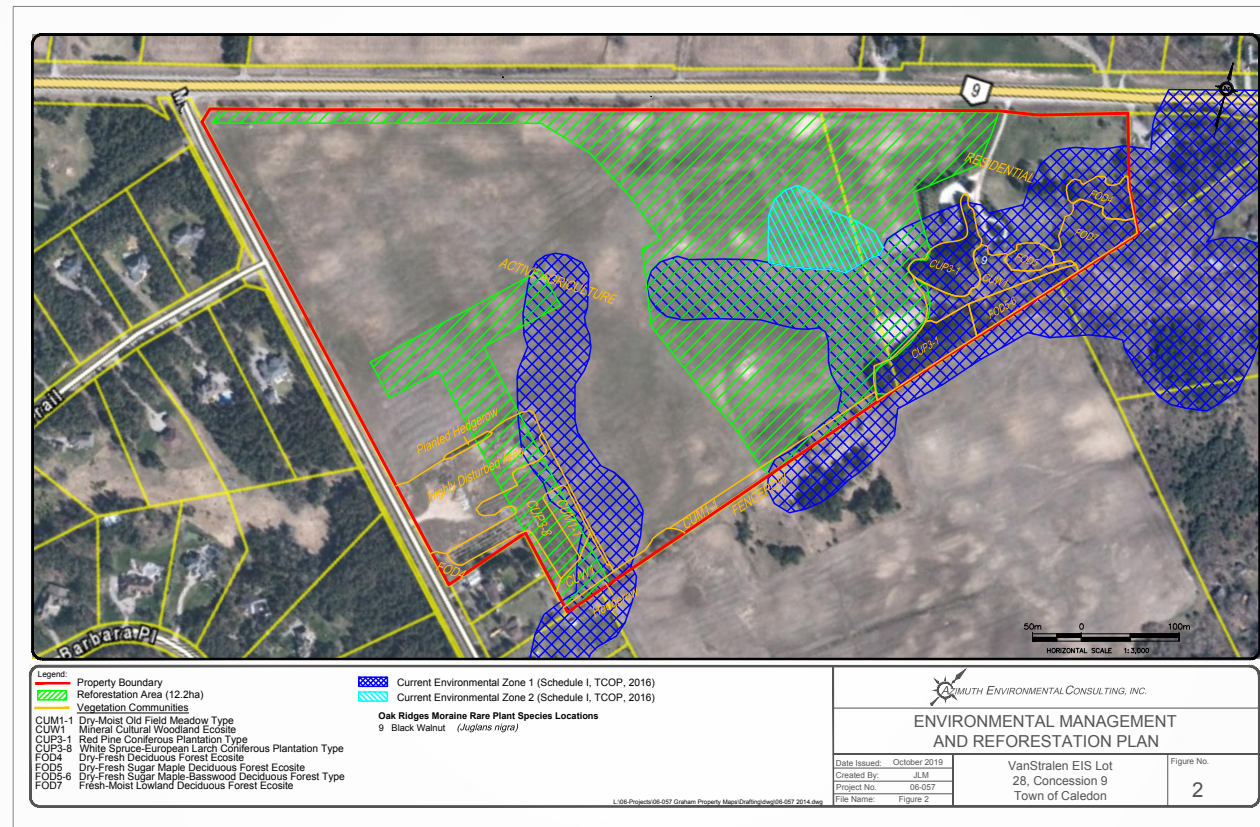
- 21 Proposed Lots plus 1 Existing Dwelling for 22 Lots total
- 2 SWM Blocks Containing Proposed Dry Ponds
- Street A aligns with McGuire Trail and Adjacent Development to the South
- Lots 12, 13 and 14 are Density Bonus Lots

Proposed Zoning Schedule



- Current Zoning reflected the previous agricultural use
- Current A2-ORM and EPA2-ORM Zones do not permit residential uses
- Structure Envelopes are provided
- Environmental Features are protected

Environmental Zones



- West EZ1 designated area under active agricultural production and provides no significant ecological benefit
- East EZ1 designated area is a dry lowland swale and will be retained outside of the proposed structure envelopes

Conformity with Official Plan Objectives

- Variety of Lot Sizes exceed minimum of 0.6 ha
- Total Area of Plan of Subdivision is 30.174 ha which would permit 19 lots
- 12.18 ha of Reforestation Provided allows bonus density for additional 3 lots
- Proposed Zoning By-law Amendment Meets the Objectives of the Official Plan, and is in Full Conformity with the Applicable Policies
- Proposed Zoning By-law Amendment represents good and sound Planning

Urban Design



- Entry Feature Block provided at the corner of Highway 9 and Mount Pleasant Road
- Enhanced Facades to be Provided for Lots Visible from Mount Pleasant or Highway 9

Summary

- Full Conformity with, and Implements the Policies of:
 - PPS
 - Growth Plan
 - Peel Official Plan
 - Caledon Official Plan
- Function of Environmental Zones will be Preserved
- Over 12 ha of Reforestation will be Provided
- Lot sizes in Keeping with Adjacent Developments