

Kathleen Wilson - Delegation regarding November 19-24 agenda item 9.4

Staff Report 2024-0610: Proposed Zoning By-law Amendment Application, Glen Schnarr and Associates Inc. on behalf of Suzanne Wilson, 10249 Hunsden Sideroad, Ward 4

It has been consistently communicated that 80% of Caledon is protected. However, we now face the rezoning of an additional 53 acres in Ward 4, stripping these lands of their environmental protection to allow for the development of 13 estate homes. The Town of Caledon is committed to upholding the Oak Ridges Moraine (ORM) Conservation Plan, and rezoning these lands to EPA1-ORM for development contradicts this commitment. Do these lands fall within the 80% of Caledon that is protected?

These lands are part of the Palgrave Estate Residential Community and are designated as 'Natural Linkage Area' and 'Palgrave Estates Residential Community' by the Oak Ridges Moraine Conservation Plan. The Peel and Town of Caledon Official Plans also designate these lands similarly, with additional designations as 'Policy Area 2', 'Policy Area 3', 'Policy Area 4', 'Environmental Zone 1', and 'Environmental Zone 2'. Currently zoned as 'Agricultural – Oak Ridges Moraine (A2-ORM)' and 'Environmental Protection Area 2 – Oak Ridges Moraine (EPA2-ORM)', the proposed Zoning By-law Amendment aims to rezone the land to a residential estate zone, maintain the EPA2-ORM Zone for natural features, and introduce an Open Space (OS) Zone for a pedestrian connection to a future subdivision to the east.

The current soil structure allows for the recharging of the Oak Ridges Moraine, as the sandy soil facilitates water infiltration. Altering the elevation of the property and introducing homes and paved roads will permanently change the soil structure, reducing its permeability and recharge capacity.

The secondary plan for the Palgrave Estate Residential Community (PERC) has not been completed. The current subdivision in the area does not suit the locale, nor does it enhance the beauty of the area or foster a sense of community. The absence of a public park further detracts from the community feel. Why has no park been planned? This property is environmentally sensitive, and a park would make this subdivision more acceptable to the neighbourhood.

The significant woodlands on the subject lands have been identified as providing habitat for endangered species such as Butternut and certain bat species. Further studies have confirmed these woodlands as significant wildlife habitats, including:

- Candidate Bat Maternity Colonies (both FODs)
- Candidate Reptile Hibernacula (south-most FOD)
- Confirmed Woodland Area-Sensitive Bird Breeding Habitat (south-most FOD)
- Confirmed Habitat for Species of Conservation Concern (both FODs), including Eastern Wood-Pewee and Wood Thrush.

The proposal includes 15 streetlights, which will negatively impact the endangered bat and bird breeding areas. Additionally, who will bear the cost of extending water services to this subdivision?

As a resident of this area, I urge you not to approve this staff report. I believe it is essential to complete the Secondary Plans for PERC and revisit how Caledon plans its growth. This application should be held

until proper due diligence is conducted, and our growth plan is adequately addressed, ensuring that these environmentally sensitive lands remain part of the 80% of Caledon that is protected.

Thank you for your attention to this matter.

Sincerely, Kathleen Wilson