

STATUTORY PUBLIC MEETING

14 AGNES STREET,
TOWN OF CALEDON (ALTON)

APRIL 15, 2025

APPLICATION FOR ZONING BY-LAW AMENDMENT AND
DRAFT PLAN OF SUBDIVISION

CITY FILE NOS. 21T-25002C +
RZ 2025-0002

WESTON
CONSULTING



PROJECT TEAM

DEVELOPER



THE SITE

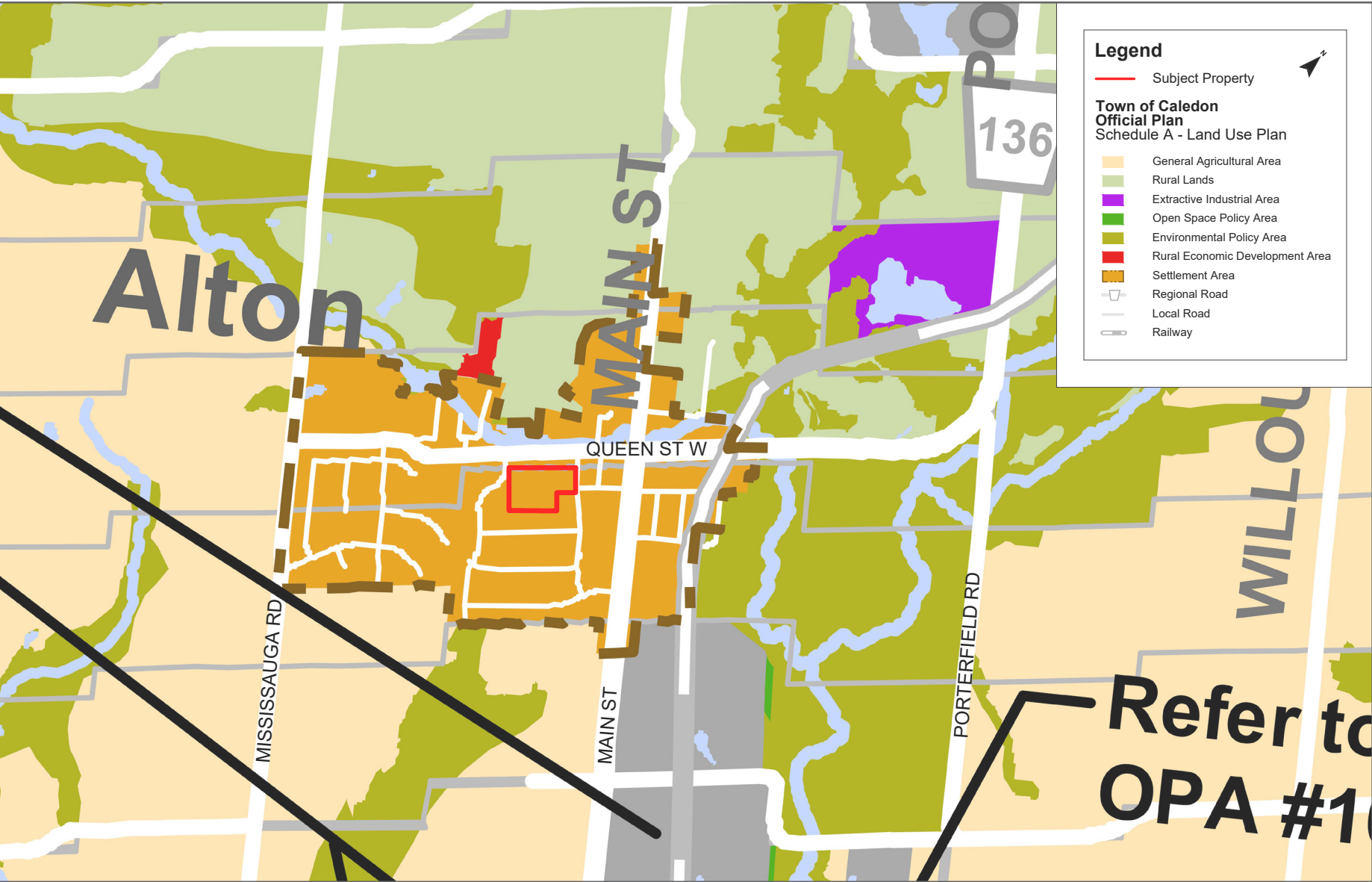


Air Photo - Prepared by Weston Consulting

SITE INFORMATION

- + **Location:** Within the Village of Alton, a Settlement Area in the Town of Caledon
- + **Frontage:** Approximately 100 metres along Agnes Street and approximately 30 metres along Emeline Street
- + **Site Area:** 4.04 hectares (10 acres)
- + **Current Use:** Site is currently vacant save and except for two existing structures along Agnes Street

POLICY FRAMEWORK



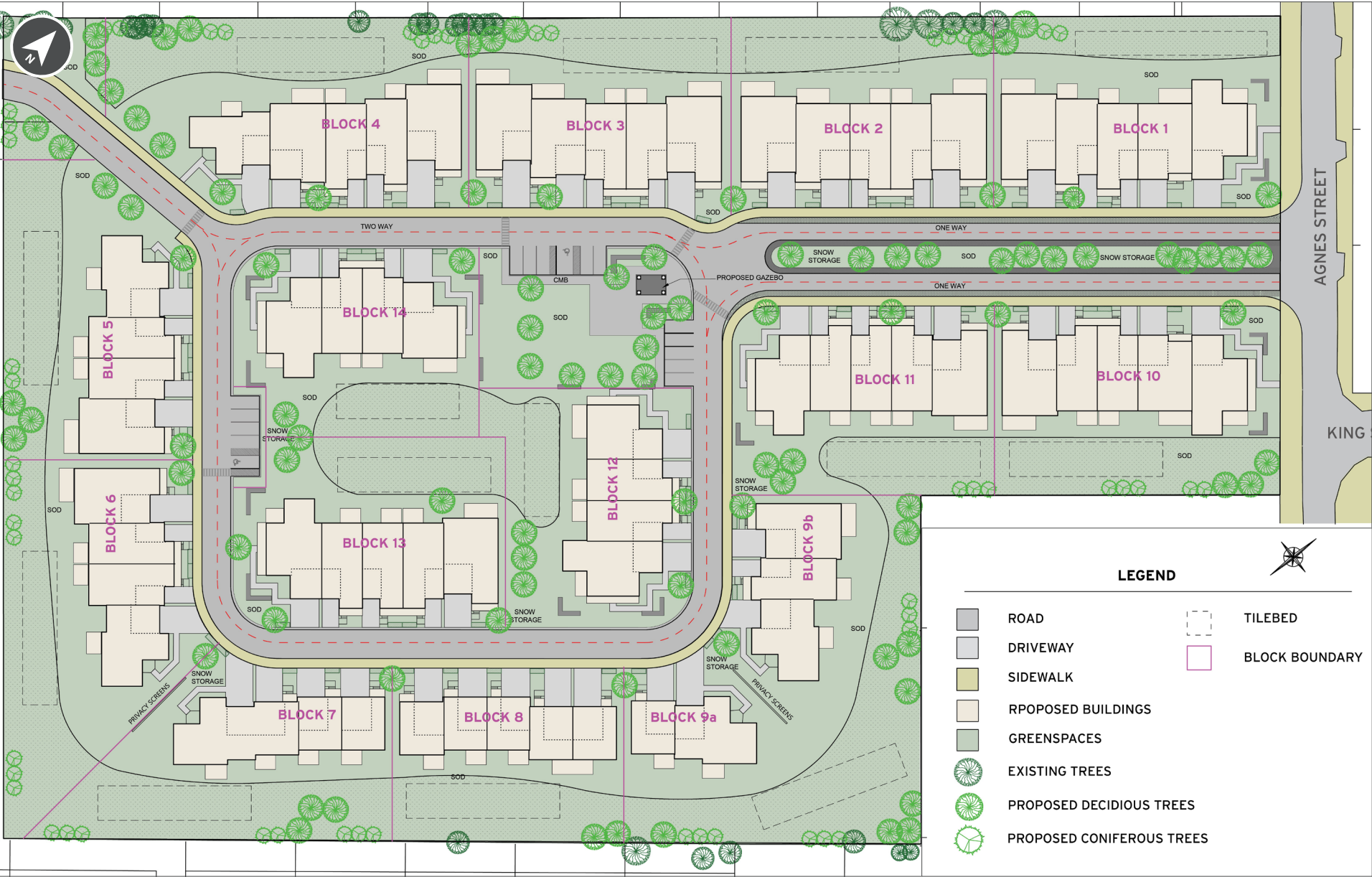
SITE INFORMATION

- + Peel Region Official Plan: Rural Settlement Area
- + Town of Caledon Official Plan: Settlement Area
- + Future Caledon Official Plan: Villages and Hamlets
- + Caledon Zoning By-law 2006-50: Rural Residential

Town of Caledon Official Plan Schedule A - Prepared by Weston Consulting



PROPOSED DEVELOPMENT



SITE DATA

- + **65 Residential Units**
16.58 Units per Hectare
- + **14 Residential Blocks**
4 - 5 Units per Block
- + Approximate Ground Floor Area of 167 - 223 m² per unit
- + 1,078 m² Common Green
- + **Open Space & Coverage:**
50% = Soft Surface Areas (yards, absorption beds, common green, open space areas)

Site Plan - Prepared by Orchard Design Studio (Conceptual - for Illustrative Purposes Only)

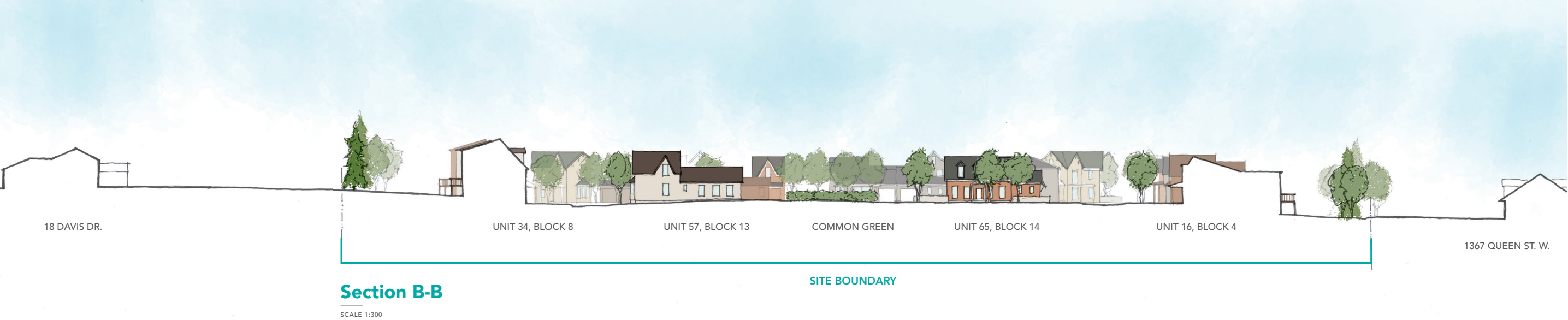
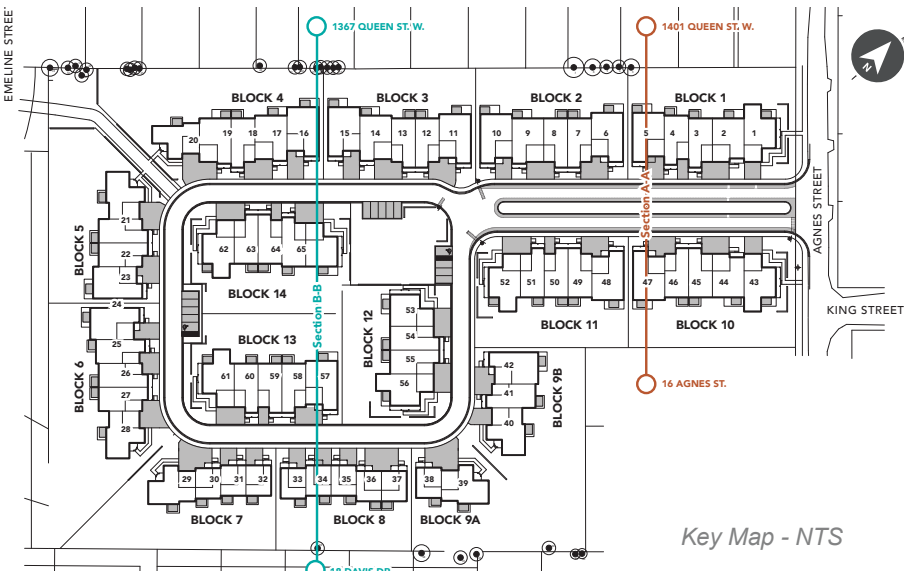
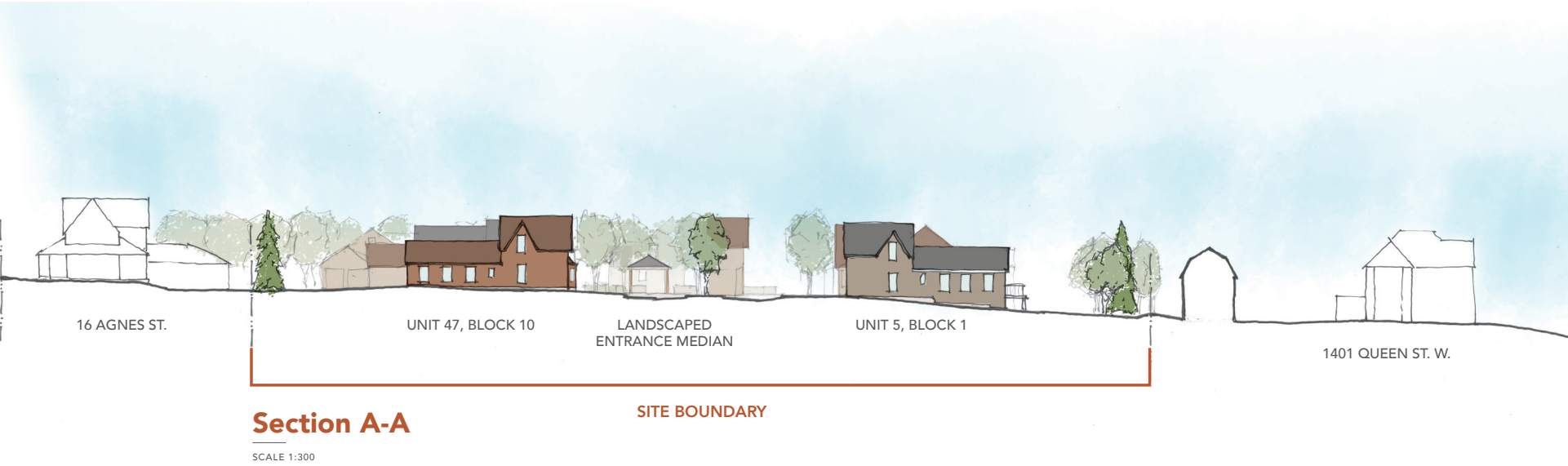


COMMUNITY FEEDBACK + IMPROVEMENTS



Site Plan - Prepared by Orchard Design Studio & Annotated by Weston Consulting (Conceptual - for Illustrative Purposes Only)

SECTIONS



Cross Sections - Prepared by Orchard Design Studio

RENDERINGS



View of Typical Block



View of Entry off Agnes



View of Terminated Vista

Renderings - Prepared by Orchard Design Studio

LANDSCAPING & COMMON AMENITY AREA



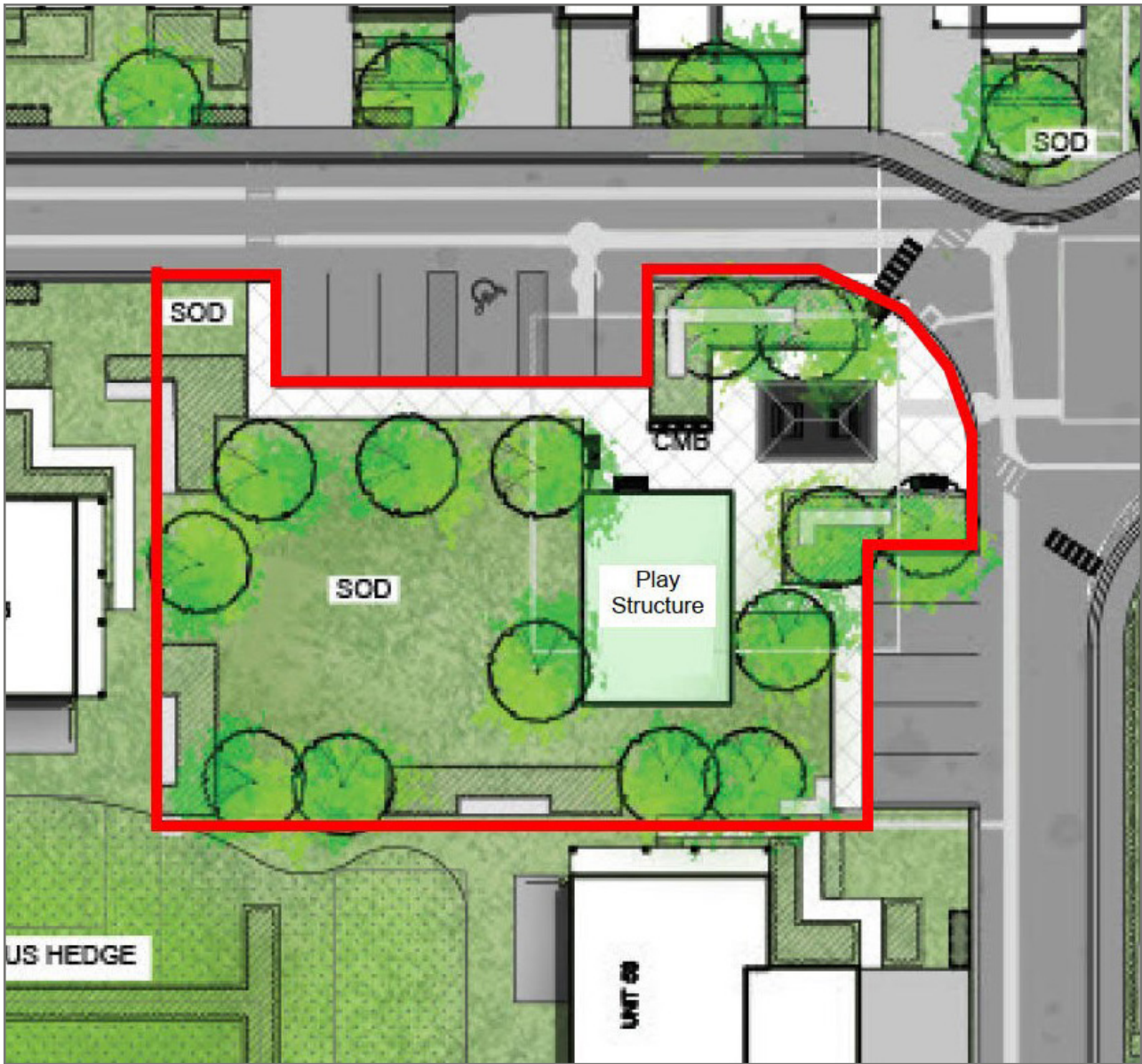
Centrally-located Common Green expanded to accommodate gathering spot, community mailbox, play structure and grassed play area.



Native trees and plants, including pollinator species around the perimeter will lead to a substantial tree cover and naturalized space.



View of Common Green - Prepared by Orchard Design Studio



Common Green - Landscape Plan, Prepared by Hill Design Landscape Architects



SERVICING & STORMWATER MANAGEMENT

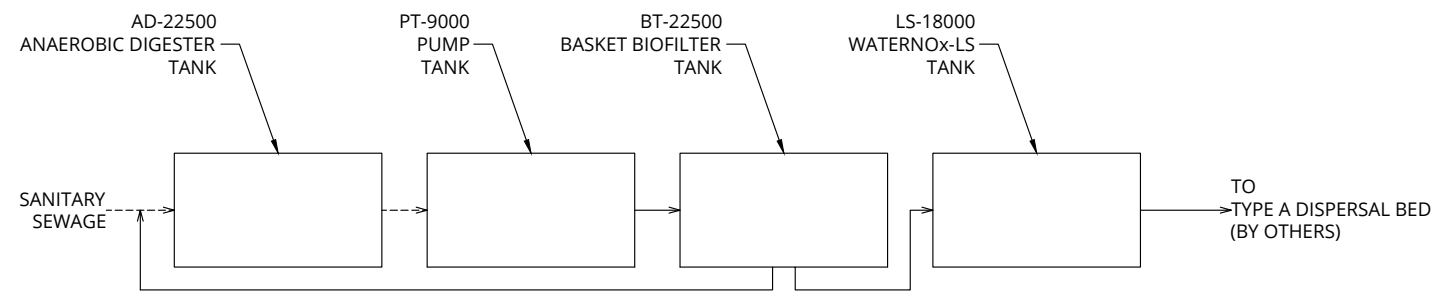
REQUIREMENTS



Permeable Paver Parking, Downey Trail - Seaton Group

- + Post-development stormwater flows must not exceed the pre-development condition.
- + A proposed retrofit of the west side of Agnes Street will include a piped storm sewer, bio-swales, a new curb, and sidewalk to replace the west side ditch, where a majority of stormwater is to be directed.
- + Stormwater management facilities with quality and quantity controls:
 - Underground storage tanks,
 - Oil and grit separators,
 - Infiltration systems including permeable pavers.
- + Lands are serviced by municipal water system. Capacity has been confirmed and minor upgrades are to occur at the expense of the developer.
- + Waste management provided by Region of Peel in accordance with approved Waste Management Plan.
- + All infrastructure at the expense of the developer, not the Town or Region.

PROPOSED SANITARY SERVICING



Septic System Precedent Image (Top) , Preliminary Process Schematic (Bottom) - Prepared by Waterloo Biofilter

SANITARY

- + Each townhouse block will have a CAN/BNQ Approved Tertiary Treatment System, and Dispersal bed.
- + Each sewage system will have online monitoring with 24/7 support, via remote monitoring control panel.
- + Each townhouse block will have a maximum of 5 units, with sewage flows not exceeding 10,000 L/day per block.
- + Treatment Systems Dispersal beds have been designed based on test pit soil analysis and Hydrogeological Investigation / Septic Impact Assessment prepared by Englobe and designed based on Part 8 of the Ontario Building Code.
- + The Town’s Peer Reviewer has stated that they “concur with the updates to the Hydrogeological Investigation and the Septic Impact Assessment and considers that the issues have been resolved and addressed.”



GREEN DEVELOPMENT STANDARDS & SUSTAINABILITY



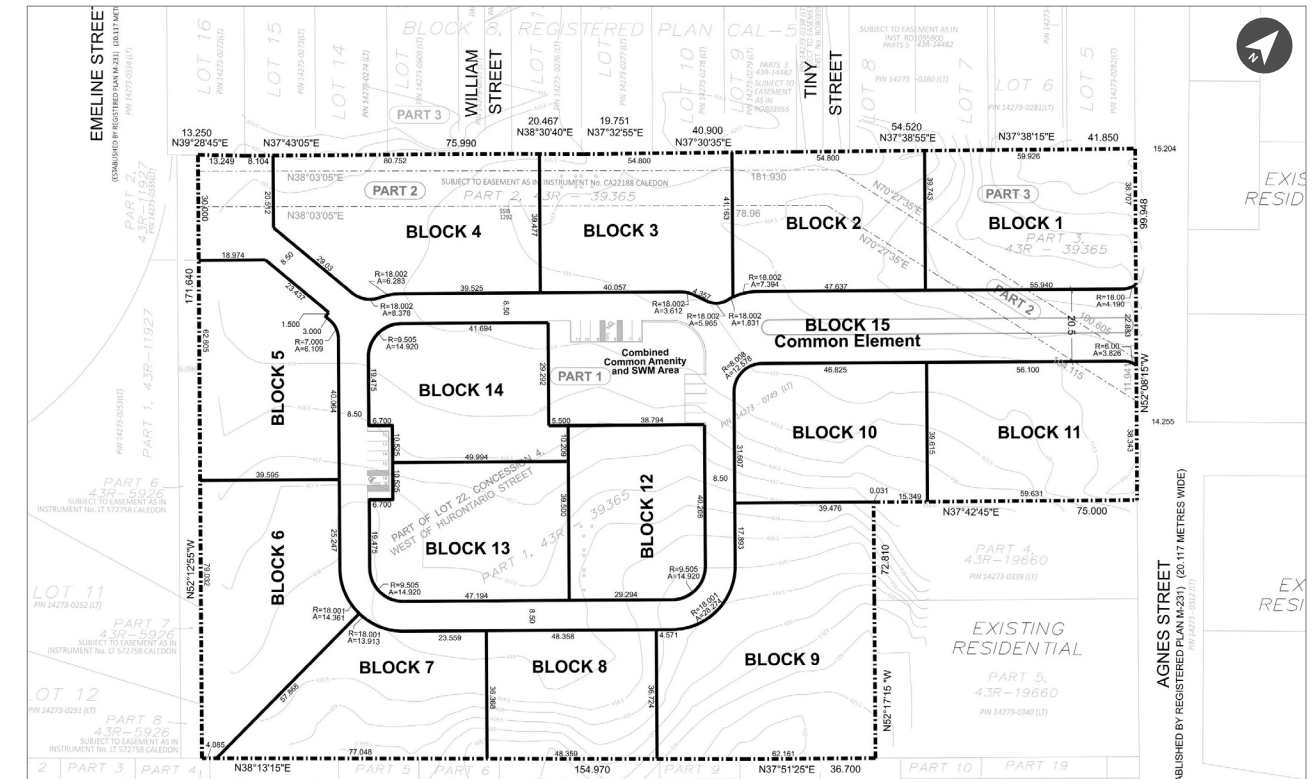
PURPOSE OF APPLICATIONS

A Zoning By-law Amendment is required to:

- Rezone the Subject Property from Rural Residential (RR) to Residential Townhouse (RT).
- Site-specific standards include:
 - Permitted uses,
 - Height (*special provision to restrict overlook on Queen Street West properties*),
 - Parking requirements,
 - Lot area (*proposed minimum lot area higher than standard RT zone*),
 - Yard Setbacks (*rear yard setback increased from 9 metres in the RR zone to 12 metres*),
 - Building area (*40% per block*).

A Draft Plan of Subdivision is required to:

- Establish townhouse blocks for future Plan of Condominium and/or Part Lot Control Applications.
- Establish a Common Element Block for a private road, visitor parking, and common green area.

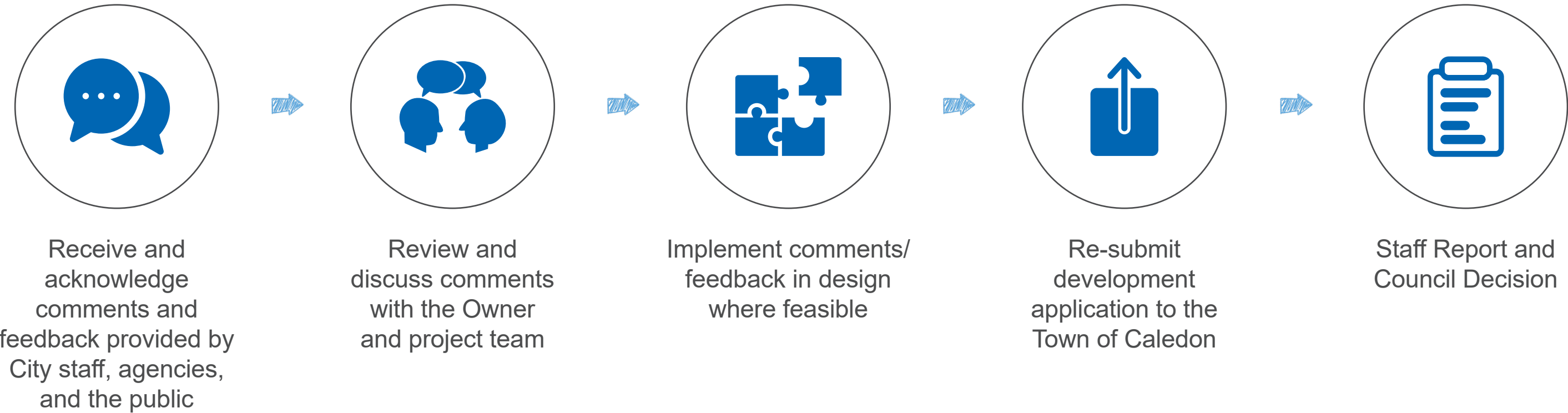


Draft Plan of Subdivision - Prepared by Weston Consulting

SUPPORTING DOCUMENTATION

- Urban Design and Cultural Heritage Brief
- Public and Indigenous Engagement Summary
- Functional Servicing and Stormwater Management
- Watermain Hydraulic Analysis
- Hydrogeological Report and Septic Impact Assessment
- Wastewater Systems Information Package
- Sewage System Design and Functional Servicing Report
- Geotechnical Investigation
- Transportation Impact Study
- Arborist Report and Tree Preservation Plan
- Noise Study
- Archaeological Assessments, Stage 1 and 2
- Waste Management Plan
- Healthy Development Assessment
- Landscape Plan
- Planning Justification Report

NEXT STEPS



THANK YOU

Comments and Questions?

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