

# Memorandum

Date: Tuesday, June 18, 2019

To: Members of Council

From: Margherita Bialy, Community Planner, Community Services

Subject: Palgrave Estates Residential Community Policy Review

The purpose of this memo is to update Council that the Palgrave Estates Residential Community Policy Review is in Phase 4 and nearing completion. Draft policies have undergone refinement and initial findings can be accessed on the Town's website:

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

The Town undertook this study to review and update the land use policy framework for the Palgrave Estates Residential Community (PERC) in consideration of 2017 Provincial and Regional plans. Since 1980, the PERC Secondary Plan policies (Section 7.1) have provided direction and guidance without any significant review. Thus, the fundamental purpose of this study was to examine whether the policies that guide development in the PERC, are working well to guide development in a desirable manner and appropriately ensure the Town's objectives for land use are being met.

An amendment to the Official Plan will be required to bring the revised policies into effect and this will occur as part of the Caledon 2041 Official Plan Review.

## Background

The Town of Caledon initiated a review and analysis of the policy framework for the Palgrave Estate Residential Community in April 2017. The study area is bounded by Highway 9 to the north, Hwy 50 to the west, Caledon-King Townline to the east and Castlederg Sideroad to the south. The study area excludes the Village of Palgrave.

The purpose of the policy review was to conform to recent servicing policy changes from the Region of Peel; and to understand if the intent for slow incremental growth and development in the form of low-density, estate residential uses within a comprehensive environmental framework for the protection of the Oak Ridges Moraine was effective.

The focus of the review and evaluation of the existing land use policies considered themes such as managing growth, understanding rural development opportunities and protecting and enhancing natural heritage features and water resources.

The policy review was undertaken in four phases:

- **Phase 1: Background Analysis** including a review and analysis of background information, including the policy context and recent development trends, to identify major issues/opportunities to be addressed.
- **Phase 2: Policy Alternatives and Preferred Options** to consider opportunities, improvements, growth forecasts and evaluation of land use alternatives to inform the recommended directions.
- **Phase 3: Initial Policy Formulation** including the preparation of draft Official Plan policies to implement the recommended directions.
- **Phase 4: Final Policy Formulation** including refinement and finalization of the Official Plan policies for Council's adoption.

The analysis and discussion during each phase of the policy review resulted in the following documents:

- The results of Phase 1 were presented in the *Palgrave Estate Residential Community Policy Review: Discussion Paper*. The purpose of this report was to identify and summarize data, background information and the relevant policy and regulatory framework. The report also identifies preliminary key issues, opportunities and themes to be considered for further analysis.
- The results of Phase 2 were presented in the *Palgrave Estate Residential Community Policy Review: Growth Analysis and Policy Options Report*. The purpose of this report was to review key issues and opportunities and identify the potential options, as informed by the trends, policy directives, experience in implementing the Official Plan, and other considerations. The analysis consisted of 25 key policy considerations, grouped into the following categories: built form and healthy community; other land-uses, servicing, environment, landscape and topography; and other policy considerations.
- The results of Phase 3 and Phase 4 were presented in the *Palgrave Estate Residential Community Policy Review: Growth Analysis and Policy Options Report*. The findings and proposed amendments to Section 7.1 of the Town of Caledon Official Plan, are summarized as follows:

1. Clarify policies for servicing to align with Regional requirements.
2. Introduce a new policy framework to guide cluster estate residential development in a manner appropriate for the community through a site specific Official Plan Amendment.
3. Clarify policies for consent, minimum distance separation formulae and other policies to appropriately reflect the planning intent for the community.
4. Clarify application submission requirements and introduce greater certainty in the development application process.
5. Integrate other edits of a housekeeping nature.

## Community Engagement and Consultation Process

Consultation is essential to the planning process for clearly and fully understanding the range of policy issues and to evaluate the current policy framework from the perspective of stakeholders. The public consultation component of the study commenced with an initial round of consultation in 2017. On June 1, 2017, the consulting team (WSP) and Town Policy Planning and Sustainability staff held the first public information meeting and workshop. The meeting consisted of a presentation by WSP regarding the purpose of the review, the policy context, and some initial ideas about the scope and extent of anticipated changes to the policy framework. The meeting also included a question and answer session and a workshop. The workshop aimed at gathering an understanding of community planning values and issues. Participants had access to display boards set up around the perimeter of the room which gave a detailed review of background information, including study process, purpose and policy context. Approximately 150 participants attended the meeting. Input was also received through several comment sheets.

The comments received at the June 1<sup>st</sup>, Public Information Meeting and in written submissions described a diversity of issues and values of the residents. The following is a summary of the key issues and values of the residents and participants:

- Some residents were interested in growth rates, current population, and the basis for growth projections.
- Residents expressed interest and uncertainty regarding the ability (or requirement) to connect with municipal water services, especially for residents that have a private well. Some residents prefer individual water while others valued municipal water.
- Residents desire access and improvement to high speed internet.
- Residents desire opportunities for car share and innovative public transit solutions and self-sufficient energy.
- Residents value the active lifestyle opportunities which include access to trails and cycling opportunities.
- Residents value the quiet rural lifestyle and proximity/access to natural areas.
- Residents value the agricultural lands and discussed opportunities for community farms on a pilot project basis.

On February 8, 2018, WSP and Town Policy Planning and Sustainability staff held a second Public Information Meeting. The meeting consisted of an Open House in which participants were able to review display boards and discuss the content and other questions with staff from the Town and WSP. Region of Peel staff were also present to answer questions, if needed. Approximately 80 participants attended the meeting. The content presented included a summary of the major issues and content of the Growth Analysis and Policy Options Report, including some of the overall policy directions.

The comments received at the February 8<sup>th</sup> Open House through individual and group discussions with participants addressed various matters. Generally, participants expressed support that major changes to the community character and policy framework was not being considered. The discussions with participants focused on questions regarding the status of ongoing development applications, the

process for reviewing development applications in the PERC and some participants expressed an interest in future development of their land.

Comments on the draft Official Plan Amendment were received from public agencies and other interest groups including the Toronto and Region Conservation Authority and the Region of Peel.

The Palgrave Estate Residential Community Policy Review has made an effort to allow for continuous consultation through the project webpage set up at <https://www.caledon.ca/en/townhall/palgrave-estate.asp>

Other input was received and reviewed throughout the study. Generally, some residents expressed concern with the proposed cluster estate residential policies and the perception that this would result in a potential increase in density.

A final summary of comments and input with specific responses was prepared. For more information refer to Section 4 – Public Consultation Summary within the Growth Analysis and Policy Options Report.

### **Conclusion and Next Steps**

The policy recommendations that were developed during this study will require an amendment to the Official Plan and will occur as part Caledon 2041 Official Plan Review. Any recommendations or amendments will need to be approved by Council at a later date.