

### Section IV – Ontario Regulation 166/06, as amended

**TO:** Chair and Members of the Executive Committee  
Friday, October 7, 2022 Meeting

**FROM:** Sameer Dhalla, Director, Development and Engineering Services

**RE:** **MAJOR PERMIT APPLICATIONS – REGULAR- FOR APPROVAL  
TOWN OF CALEDON - 13540 CALEDON KING TOWNLINE ROAD  
SOUTH (ALBION)**

---

#### **KEY ISSUE**

The purpose is to facilitate the site grading and servicing for a draft approved residential plan of subdivision located at 13540 Caledon King Townline Road South, in the Town of Caledon.

#### **RECOMMENDATION:**

**THAT permits be granted in accordance with Ontario Regulation 166/06, as amended, for Town of Caledon - 13540 Caledon King Townline Road South (Albion).**

---

#### **TOWN OF CALEDON**

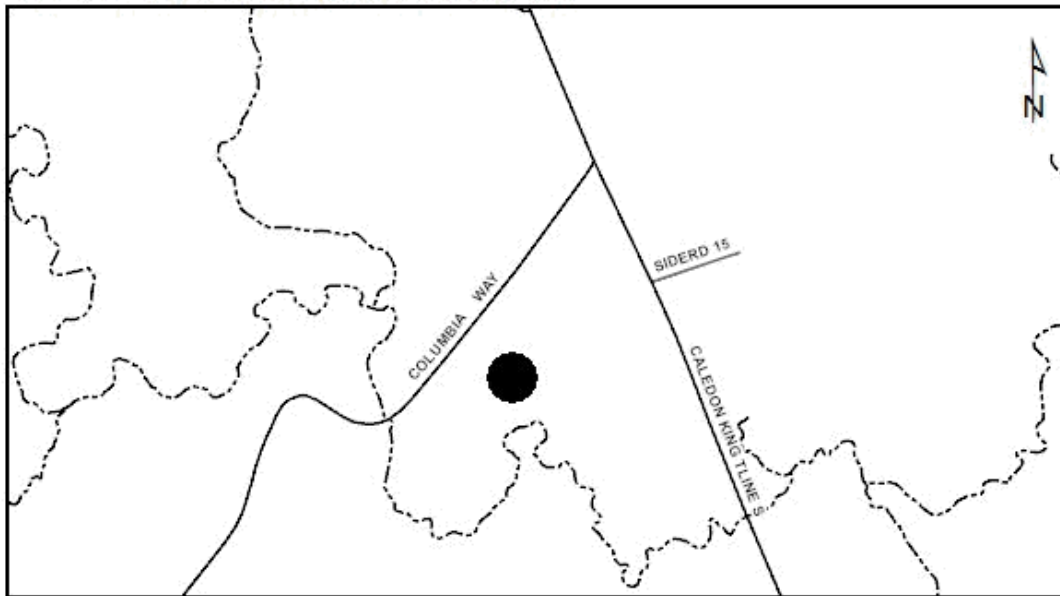
##### **HI-LANDS OF BOLTON CORP.**

To construct, reconstruct, erect or place a building or structure, site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Lot 9, Concession 8 Part 1 Plan 43R39080, Parts 1, 2, Part of Part 3 Plan 43R34664, (13540 Caledon King Townline Road South (Albion)), in the Town of Caledon, Humber River Watershed as located on the property owned by Hi-Lands of Bolton Corp.

The purpose is to facilitate the site grading and servicing for a draft approved residential plan of subdivision located at 13540 Caledon King Townline Road South, in the Town of Caledon.

## Item 10.3

MAP LOCATION: Columbia Way (Hi-Lands of Bolton), Caledon



The permit will be issued for the period of October 7, 2022 to October 6, 2027 in accordance with the following documents and plans which form part of this permit:

- **Crestridge Drive Hi-Lands of Bolton Corp. 55 Blue Willow Drive Woodbridge Ontario L4L 9E8 Canada, SPA 18-08, Plan and Profile (Crestridge Drive) STA 0+311.42 to STA 0+362.06, drawing number PP1, produced by Cole Engineering, dated May 2017, revised to June 17, 2019;**
- **Hi-Lands of Bolton Proposed Residential Development SPA 2016-0017, Tot Lot Plan Masterplan, drawing TL-L1, produced by Insite Landscape Architects Inc., dated December 15, 2017, revised to June 19, 2019;**
- **Hi-Lands of Bolton Proposed Residential Development SPA 2016-0017, Tot Lot Planting Plan, drawing TL-L3, produced by Insite Landscape Architects Inc., dated December 15, 2017, revised to June 19, 2019;**
- **Hi-Lands of Bolton Proposed Residential Development SPA 2016-0017, Tot Lot Grading plan, drawing TL-L4, produced by Insite Landscape Architects Inc., dated December 15, 2017, revised to June 19, 2019;**
- **Hi-Lands of Bolton/Caledon Common Elements Condominium, SPA 16-017c 13540 Caledon King Townline, Above Ground General Plan, Dwg. No. GP-01, produced by Cole Engineering, dated April 2017, revised to June 17, 2019;**
- **Hi-Lands of Bolton/Caledon Common Elements Condominium, SPA 16-017c 13540 Caledon King Townline, Above Ground General Plan, Dwg. No. GP-02, produced by Cole Engineering, dated April 2017, revised to June 17, 2019;**
- **Hi-Lands of Bolton/Caledon Common Elements Condominium, SPA 16-017c 13540 Caledon King Townline, Below Ground General Plan, Dwg. No. GP-03, produced by Cole Engineering, dated April 2017, revised to June 17, 2019;**
- **Hi-Lands of Bolton/Caledon Common Elements Condominium, SPA 16-017c 13540 Caledon King Townline, Below Ground General Plan, Dwg. No. GP-04, produced by Cole Engineering, dated April 2017, revised to June 17, 2019;**

## Item 10.3

- Hi-Lands of Bolton/Caledon Common Elements Condominium, SPA 16-017c 13540 Caledon King Townline, Grading Plan, Dwg. No. GR1, produced by Cole Engineering, dated April 2017, revised to June 17, 2019;
- Hi-Lands of Bolton/Caledon Common Elements Condominium, SPA 16-017c 13540 Caledon King Townline, Plan and Profile Pilson Street/Camp Howell Dr (Street 2) STA 0+000 to STA 0+190, Dwg. No. PP4, produced by Cole Engineering, dated April 2017, revised to June 17, 2019;
- Hi-Lands of Bolton/Caledon Common Elements Condominium, SPA 16-017c 13540 Caledon King Townline, Plan and Profile Camp Howell Dr (Street 2) STA 0+190 to STA 0+331.44, Dwg. No. PP5, produced by Cole Engineering, dated April 2017, revised to June 17, 2019;
- Hi-Lands of Bolton/Caledon Common Elements Condominium, SPA 16-017c 13540 Caledon King Townline, Plan and Profile Hastings Lodge Dr (Street 5) STA 0+000 to STA 1052.81, Dwg. No. PP8, produced by Cole Engineering, dated April 2017, revised to June 17, 2019;
- Hi-Lands of Bolton/Caledon Common Elements Condominium, SPA 16-017c 13540 Caledon King Townline, Plan and Profile Fresh Air Gate STA 0+000 to STA 0+200, Dwg. No. PP9, produced by Cole Engineering, dated April 2017, revised to June 17, 2019;
- Hi-Lands of Bolton/Caledon Common Elements Condominium, SPA 16-017c 13540 Caledon King Townline, Plan and Profile Fresh Air Gate STA 0+384.50 to STA 0+471.50, Dwg. No. PP10 produced by Cole Engineering, dated April 2017, revised to June 17, 2019;
- Hi-Lands of Bolton/Caledon Common Elements Condominium, SPA 16-017c 13540 Caledon King Townline, Erosion and Sediment Control Stage 1 – Post Topsoil Stripping, Dwg. No. ESC1, produced by Cole Engineering, dated April 2017, revised to June 17, 2019;
- Hi-Lands of Bolton/Caledon Common Elements Condominium, SPA 16-017c 13540 Caledon King Townline, Erosion and Sediment Control Stage 2 – Post Earthwork, Dwg. No. ESC2, produced by Cole Engineering, dated April 2017, revised to June 17, 2019;
- Hi-Lands of Bolton/Caledon Common Elements Condominium, SPA 16-017c 13540 Caledon King Townline, Erosion and Sediment Control Stage 1 – Post Servicing, Dwg. No. ESC3, produced by Cole Engineering, dated April 2017, revised to June 17, 2019;
- Hi-Lands of Bolton/Caledon Common Elements Condominium, SPA 16-017c 13540 Caledon King Townline, Erosion and Sediment Control Plan Details, Dwg. No. ESC4, produced by Cole Engineering, dated April 2017, revised to June 17, 2019;
- Hi-Lands of Bolton, Bolton, ON, StormTech, Dwg. No. 2 of 7, produced by ADS Advanced Drainage Systems Inc., dated 11-17-17, revised to 11-19-18;
- Crestridge Drive SPA 18-008C, Site Grading & Servicing Plan (Crestridge Drive), drawing GSP-1, produced by Cole Engineering, dated April 2017, revised to June 17, 2019;
- Hi-Lands of Bolton/Caledon Common Elements Condominium, SPA 16-017c 13540 Caledon King Townline, Grading Plan, Dwg. No. GR2, produced by Cole Engineering, dated April 2017, revised to June 17, 2019.

### RATIONALE

The application was reviewed by staff on the basis of the following information:

## Item 10.3

### Proposal:

The purpose of this application is to facilitate the site grading and servicing of a draft approved residential plan of subdivision located at 13540 Caledon King Townline Road South, in the Town of Caledon. Please note that this proposal was previously approved by TRCA through permit C-191156 (CFN 55734), which has since expired. This application is identical to the previous TRCA approval. In 2013, the Authority delegated positive permit approval to senior staff through resolution #A199/13, which included permissions on non-major items for a period of 2 years or less. Due to the length of the anticipated construction timeline associated with this proposal, the applicant has requested permission for a period of 5 years, which requires approval by the TRCA's Executive Committee.

The subject lands, owned by Hi-Lands of Bolton Corporation, are the tableland portions of the former Bolton Camp lands. The valleyland portions of the property were previously sold to TRCA, and the tableland portions retained by the developer for the proposed Hi-Lands of Bolton development. Through the purchase agreement, TRCA staff agreed upon limits of development on the subject property. Planning for the Hi-Lands of Bolton development has proceeded over the past 16 years, with approvals provided (through settlement) by the Ontario Land Tribunal (OLT), then known as the Ontario Municipal Board (OMB). Subsequent to the OLT approval, the applicant worked through technical details pertaining to access to the site, stormwater management and servicing. Through an iterative process involving TRCA staff and the engineering consultants for the applicant, a more innovative underground storage facility was designed with a smaller footprint, to fit into the previously approved stormwater management block. The proposed underground system is designed to also provide enhanced infiltration of treated water which will reduce the potential for downstream erosion on TRCA lands, and will provide for park amenity space above the facility. Presently, the approved stormwater management block is forested, and tree removals will be required to facilitate the construction of the proposed facility.

As part of this application, planting enhancements are proposed, adjacent to the proposed access road from Caledon-King Townline, and on directly adjacent non-vegetated TRCA lands, to strengthen the edge. Through these measures, as well as planting in the environmental buffers around the site, the potential impact of this proposed development on adjacent TRCA lands is being reduced to the extent possible.

### Control of Flooding:

The subject property, and all development proposed under this permit application are located outside of the Regulatory Floodplain. As such, no impacts to flood storage or conveyance are anticipated.

### Pollution:

Adequate sediment and erosion control measures have been proposed and integrated into the associated drawings.

### Dynamic Beaches:

Not applicable.

### Erosion:

Geotechnical/slope stability issues associated with this site have been addressed through a slope stability analysis, which has been utilized to set the limits of development on the property adjacent to the natural heritage system.

## Item 10.3

### Conservation of Land:

The proposed development is located on a tableland portion of the subject property, which was previously utilized for a private school and associated facilities. Through the sale of the valleyland portion of the property to TRCA, limits of development, and buffers were negotiated. Through the planning process, additional plantings, enhancements and funding for off-site restoration works on adjacent TRCA lands were secured.

### Plantings

Extensive plantings will be provided in all environmental buffers, in all areas of disturbance on adjacent TRCA lands, as well as along the proposed access road to Caledon-King Townline, in compensation for trees that will be removed through this development, and to provide an enhanced woodland edge, where feasible.

### Policy Guidelines:

This proposal is consistent with Section 8.4, General Regulation Policies of The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority.

**CFN: 67781 - Application #: 1145/22/CAL**

**Report Prepared by: Jason Wagler**

**Email: [jason.wagler@trca.ca](mailto:jason.wagler@trca.ca)**

**For information contact: Jason Wagler, (437) 880-1941**

**Email [jason.wagler@trca.ca](mailto:jason.wagler@trca.ca)**

**Date: September 12, 2022**