



Tuesday, March 26, 2024
Confidential Session at 3 p.m. / Open Session at 7 p.m.
Hybrid / Council Chamber
Pages

1. NOTICE

This meeting will be held as a hybrid meeting with Members of Council participating in person at Town Hall and remotely. Members of the public are invited to view the meeting by attending in person, watching the live stream or calling into the meeting.

To provide a delegation in-person or virtually to an item listed on the agenda, please complete the participation form available on the Town's Website prior to the meeting.

The live stream of this meeting will be available on the Town's website approximately five (5) minutes prior to the start of the meeting.

Members of the public that wish to call into the meeting can listen to the proceedings at:

Confidential Session at 3:00 p.m.

Toll Free Phone number: 1-833-311-4101

Meeting Access Code: 2634 070 9107#

***Note:** Members of the public will be moved to the lobby when Council convenes in Confidential Session

Open Session at 7:00 p.m.

Toll Free Phone number: 1-833-311-4101

Meeting Access Code: 2634 070 9107#

If you have questions or comments regarding items on this agenda, please contact Council and Committee Services by email to agenda@caledon.ca or by phone at 905.584.2272 ext. 2366. Please advise us if you require an accessibility accommodation to participate in the meeting or if you require this package in an alternative format.

2. CALL TO ORDER

3. INDIGENOUS LAND ACKNOWLEDGEMENT

6

4. URGENT BUSINESS

5. DISCLOSURE OF PECUNIARY INTEREST

6. CONFIDENTIAL SESSION - 3 P.M.

6.1 February 27, 2024 Town Council Closed Session Minutes

6.2 March 6, 2024 Special Town Council Closed Session Minutes

6.3 March 6, 2024 General Committee Closed Session Minutes

6.4 March 18, 2024 Golf Tournament Committee Closed Session Minutes

*6.5 Confidential Staff Report 2024-0202: Committee of Adjustment Decision Regarding 0 Hemlock Street (Ward 5)

Pursuant to Section 239(2)(e) of the *Municipal Act, 2001, as amended*, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board

*6.6 Confidential Staff Report 2024-0213: Caledon OPP Service Agreement

Pursuant to Section 239(2)(i) of the *Municipal Act, 2001, as amended*, as the subject matter pertains to a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization.

*6.7 Confidential Staff Report 2024-0159: Ontario Land Tribunal Hearing Regarding Caledon Community Partners, Ward 6

Pursuant to Section 239(2)(e)(f) of the *Municipal Act, 2001, as amended*, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and advice that is subject to solicitor-client privilege, including communications necessary for that purpose

6.8 Confidential Staff Report 2024-0201: Proposed Property Acquisition by the Municipality - Alton Village, Ward 1

Pursuant to Section 239(2)(c) of the *Municipal Act, 2001, as amended*, as the subject matter pertains to a proposed or pending acquisition or disposition of land by a municipality

6.9 Confidential Staff Report 2024-0192: Lease Agreement at 6215 Old Church Road (Caledon East Community Centre), Ward 3

Pursuant to Section 239(2)(c) of the *Municipal Act, 2001, as amended*, as the subject matter pertains to a proposed or pending acquisition or disposition of land by a municipality

*6.10 Confidential Staff Report 2024-0200: Lease Agreement at 150 Queen Street South (Albion Bolton Community Centre), Ward 5

Pursuant to Section 239(2)(c) of the *Municipal Act, 2001, as amended*, as the subject matter pertains to a proposed or pending acquisition or disposition of land by a municipality

6.11 Confidential Staff Report 2024-0203: Appointment to the Governance Review Committee

Pursuant to Section 239(2)(b) of the *Municipal Act, 2001, as amended*, as the subject pertains to personal matters about an identifiable individual, including municipal or local board employees

6.12 Confidential Staff Report 2024-0042: Senior of The Year Nominations

Pursuant to Section 239(2)(b) of the *Municipal Act, 2001, as amended*, as the subject pertains to personal matters about an identifiable individual, including municipal or local board employees

7. OPEN SESSION - 7 P.M.

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*15.9	BL-2024-022	808
	A by-law to amend By-law 2024-011, authorizing the Mayor and Clerk to execute an agreement to maintain the current service enhancements with the Ontario Provincial Police between the Ministry Solicitor General, The Regional Municipality of Peel and the Corporation of The Town of Caledon, to add a three year term	
*15.10	BL-2024-023	809
	A by-law to authorize the Mayor and Clerk to execute an agreement between the Town, the Ministry of Solicitor General, and the Region of Peel, for the Commissioner to Assume Policing Responsibility under Section 22(2)2 of the Community Safety and Policing Act, 2019	
*15.11	BL-2024-024	810
	A by-law to confirm the proceedings of the Council for the Corporation of the Town of Caledon at its Council Meeting held on the 26th day of March, 2024	

16. ADJOURNMENT

Indigenous Land Acknowledgement

Indigenous Peoples have unique and enduring relationships with the land.

Indigenous Peoples have lived on and cared for this land throughout the ages. We acknowledge this and we recognize the significance of the land on which we gather and call home.

We acknowledge the traditional Territory of the Huron-Wendat and Haudenosaunee peoples, and the Anishnabek of the Williams Treaties.

This land is part of the Treaty Lands and Territory of the Mississaugas of the Credit First Nation.

We honour and respect Indigenous heritage and the long-lasting history of the land and strive to protect the land, water, plants and animals that have inhabited this land for the generations yet to come.

Mayor A. Groves
 Councillor N. de Boer
 Councillor C. Early
 Councillor L. Kiernan (absent)
 Councillor D. Maskell
 Councillor C. Napoli
 Councillor T. Rosa
 Councillor M. Russo
 Councillor D. Sheen

Chief Administrative Officer: N. Hyde
 Acting Chief Planner: C. Caruso
 Commissioner of Finance / Chief Financial Officer: R. Cummings
 Coordinator, Council & Committee Services: A. Dodds
 Acting Commissioner of Engineering, Public Works & Transportation: R. Juliao
 Municipal Clerk, Corporate Services: K. Klingenberg
 Acting Manager, People Services: A. Main
 Commissioner of Community & Human Services: C. McLean

- 1. NOTICE
- 2. CALL TO ORDER

Mayor A. Groves called the meeting to order at 3:00 p.m.

- 3. INDIGENOUS LAND ACKNOWLEDGMENT

Mayor A. Groves delivered the Indigenous Land Acknowledgment.

- 4. DISCLOSURE OF PECUNIARY INTEREST
- 5. URGENT BUSINESS

Councillor N. de Boer presented an urgent business matter regarding the Town of Caledon’s 2024 tax bills.

Moved by: Councillor N. de Boer Seconded by: Councillor D. Sheen

2024-029

That section 7.4 of the Procedural By-law be waived to introduce an item as urgent business as follows:

Whereas first installment tax bills have yet to be received in 2024;

Therefore, be it resolved That Staff be directed to not collect penalties and interest on late payments until after the late payment notice is sent out to coincide with the 2nd installments.

A recorded vote was taken as follows:				
Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor N. de Boer	X			
Councillor C. Early	X			
Councillor L. Kiernan				X
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Mayor A. Groves	X			
Total	8			1

Carried (with two-thirds vote).

Moved by: Councillor N. de Boer **Seconded by:** Councillor D. Sheen

2024-030

Whereas first installment tax bills have yet to be received in 2024;

Therefore, be it resolved That Staff be directed to not collect penalties and interest on late payments until after the late payment notice is sent out to coincide with the 2nd installments.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor N. de Boer	X			
Councillor C. Early	X			
Councillor L. Kiernan				X
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Mayor A. Groves	X			
Total	8			1

Carried (with two-thirds vote).

6. CONFIDENTIAL SESSION

- 6.1 January 30, 2024 Town Council Meeting Closed Session Minutes**
- 6.2 February 6, 2024 General Committee Meeting Closed Session Report**
- 6.3 February 14, 2024 Single Tier Transition Committee Meeting Closed Session Report**

Moved by: Councillor T. Rosa **Seconded by:** Councillor C. Napoli

2024-031

That the January 30, 2024, Town Council Meeting Closed Session Minutes, the February 6, 2024, General Committee Meeting Closed Session Report and the February 14, 2024, Single Tier Transition Committee Meeting Closed Session Report be received.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor N. de Boer	X			
Councillor C. Early	X			
Councillor L. Kiernan				X
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Mayor A. Groves	X			
Total	8			1

Carried.

Moved by: Councillor D. Maskell **Seconded by:** Councillor C. Early

2024-032

That Council shall go into Confidential Session Pursuant to Section 239(2)(b)(c) of the Municipal Act, 2001, as amended, as the subject matter pertains to personal matters about an identifiable individual, including municipal or local board employees; and a proposed or pending acquisition or disposition of land by a municipality, on the following matters:

- Confidential Staff Report 2024-0158: Accessibility Advisory Committee Vacancy Appointment
- Confidential Staff Report 2024-0160: Age Friendly Task Force Vacancy Appointment
- Confidential Staff Report 2024-0162: Proposed Property Acquisition in Ward 5

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor N. de Boer	X			
Councillor C. Early	X			
Councillor L. Kiernan				X
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Mayor A. Groves	X			
Total	8			1

Carried.

Council convened in closed session at 3:07 p.m. and reconvened in open session at 3:15 p.m.

6.4 Confidential Staff Report 2024-0158: Accessibility Advisory Committee Vacancy Appointment

Moved by: Councillor M. Russo Seconded by: Councillor D. Maskell

2024-033

That Emily Carruthers be appointed to the Accessibility Advisory Committee for the 2022-2026 Term of Council.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor N. de Boer	X			
Councillor C. Early	X			
Councillor L. Kiernan				X
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Mayor A. Groves	X			
Total	8			1

Carried.

6.5 Confidential Staff Report 2024-0160: Age Friendly Task Force Vacancy Appointment

Moved by: Councillor C. Early Seconded by: Councillor D. Sheen

2024-034

That John Hallett be appointed to the Age-Friendly Task Force for the 2022-2026 Term of Council.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor N. de Boer	X			
Councillor C. Early	X			
Councillor L. Kiernan				X
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Mayor A. Groves	X			
Total	8			1

Carried.

6.6 Confidential Staff Report 2024-0162: Proposed Property Acquisition in Ward 5

Moved by: Councillor T. Rosa Seconded by: Councillor C. Napoli

2024-035

That staff be directed to negotiate the acquisition of lands described in Confidential Report 2024-0162;

That the CAO be authorized to execute any documents necessary to facilitate the direction in Confidential Staff Report 2024-0162; and

That staff proceed as directed in Confidential Staff Report 2024-0162.

A recorded vote was taken as follows:				
Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor N. de Boer	X			
Councillor C. Early	X			
Councillor L. Kiernan				X
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Mayor A. Groves	X			
Total	8			1
Carried.				

Council recessed at 3:18 p.m. and reconvened in open session at 7:00 p.m.

7. OPEN SESSION

Mayor A. Groves confirmed Council attendance to ensure quorum before resuming the Open Session portion of the agenda. She confirmed all members of Council were present, except Councillor L. Kiernan who sent her regrets.

8. CONFIRMATION OF THE MINUTES

8.1 January 30, 2024 Town Council Meeting Minutes and February 20, 2024 Special Town Council Meeting Minutes

K. Klingenberg, Municipal Clerk, responded to questions from Council.

Moved by: Councillor D. Maskell Seconded by: Councillor D. Sheen

2024-036

That the January 30, 2024 Town Council Meeting Minutes and the February 20, 2024 Special Town Council Meeting Minutes, be approved.

A recorded vote was taken as follows:				
Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor N. de Boer	X			
Councillor C. Early	X			
Councillor L. Kiernan				X
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Mayor A. Groves	X			
Total	8			1
Carried.				

9. DELEGATIONS

9.1 Narmada Gunawardana, Davies Howie LLP regarding agenda item 10.3 February 13, 2024 Planning and Development Committee Meeting Report

Ms. Narmada Gunawardana, Davies Howe provided a delegation regarding agenda item 10.3 February 13, 2024 Planning and Development Committee Meeting Report. Ms. Gunawardana expressed disagreement and concerns regarding the recommendation to designate outlined in Staff Report 2024-0062: Notice of Intention to Designate – 16054 and 16060 Airport Road, Ward 3, on the February 13, 2024 Planning and Development Committee Meeting Report.

10. COMMITTEE RECOMMENDATIONS

10.1 February 6, 2024, General Committee Meeting Report

Moved by: Councillor N. de Boer **Seconded by:** Councillor M. Russo

2024-037

That the February 6, 2024, General Committee Meeting Report recommendations regarding the following items, be adopted:

- Staff Report 2024-0024: Emergency Management Plan
- Staff Report 2024-0036: Proposed Park Washroom Facility Service Levels
- Staff Report 2024-0069: Mayfield Turf and Dome Update
- Staff Report 2024-0024: Emergency Management Plan
- Staff Report 2024-0070: Proposed Update to Governance Review Committee
- Notice of Motion: Councillor D. Maskell - Request to Add Commemorations to Cenotaphs
- Presentation Request: Multicultural Day Event
- Confidential Staff Report 2024-0078: 54, 56, 58 and 60 Strawberry Hill Court Retaining Wall
- Confidential Staff Report 2024-0083: 12404 Airport Road

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor N. de Boer	X			
Councillor C. Early	X			
Councillor L. Kiernan				X
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Mayor A. Groves	X			
Total	8			1

Carried.

10.2 February 13, 2024, Planning and Development Committee Meeting Report

Moved by: Councillor D. Maksell **Seconded by:** Councillor C. Napoli

2024-038

That the February 13, 2024, Planning and Development Committee Meeting Report recommendations regarding the following items, be adopted:

- Staff Report 2024-0057: Heritage Easement Agreement Consultation Under Section 37 of the Ontario Heritage Act
- Staff Report 2024-0056: Notice of Intention to Designate - CBM Quarry Properties
- Heritage Caledon Committee Meeting Report, dated February 5, 2024
- Staff Report 2024-0053: Proposed Zoning By-law Amendment, 12304 Heart Lake Road Limited Partnership, Broccolini Phase 2, 0 and 12304 Heart Lake Road, Mayfield West, Ward 2
- Staff Report 2024-0062: Notice of Intention to Designate - 16054 and 16060 Airport Road
- Presentation Request: Future Albion Vaughan Road Development

A recorded vote was taken as follows:				
Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor N. de Boer	X			
Councillor C. Early	X			
Councillor L. Kiernan				X
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Mayor A. Groves	X			
Total	8			1
Carried.				

- 10.3 February 7, 2024 General Committee Workshop Meeting Report
- 10.4 February 13, 2024 Planning and Development Committee Meeting - Public Report
- 10.5 February 14, 2024 Single Tier Transition Committee Meeting Report
- Moved by: Councillor N. de Boer Seconded by: Councillor M. Russo

2024-039

That the February 7, 2024 General Committee Workshop Meeting Report, the February 13, 2024 Planning and Development Committee Public Meeting Report, as amended, and the February 14, 2024 Single Tier Transition Committee Meeting Report, be received.

A recorded vote was taken as follows:				
Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor N. de Boer	X			
Councillor C. Early	X			
Councillor L. Kiernan				X
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Mayor A. Groves	X			
Total	8			1
Carried.				

11. PRESENTATIONS
- 11.1 Black History Month 2024 Presentation

Claudette Kelly from the North Peel Community Church provided a presentation on Black History Month 2024.

Members of Council asked questions and received responses from the presenter.

12. CORRESPONDENCE
13. ANNOUNCEMENTS
14. COUNCIL INQUIRIES
15. BY-LAWS
- 15.1 BL-2024-008

A by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part of Lots 18 and 19, Concession 2 EHS (Chinguacousy); Town of Caledon, Regional Municipality of Peel, municipally known as 0 and 12304 Heart Lake Road.

15.2 BL-2024-009

BL-2024-009: A by-law to amend Procedural By-law 2015-108, as amended, with respect to the proceedings of Council and its Committees.

Moved by: Councillor M. Russo Seconded by: Councillor C. Napoli
2024-040

As printed on the Agenda, that By-law 2024-008 to By-law 2024-009 be read a first time and passed.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor N. de Boer	X			
Councillor C. Early	X			
Councillor L. Kiernan				X
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Mayor A. Groves	X			
Total	8			1

Carried.

15.2 BL-2024-010

A by-law to confirm the proceedings of the Council for the Corporation of the Town of Caledon at its Council Meeting held on the 27th day of February, 2024.

Moved by: Councillor D. Maskell Seconded by: Councillor N. de Boer
2024-041

That By-law 2024-010 being a by-law to confirm the proceedings of the Council for the Corporation of the Town of Caledon at its Council Meeting held on the 20th day of February 2024, be read a first time and passed.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor N. de Boer	X			
Councillor C. Early	X			
Councillor L. Kiernan				X
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Mayor A. Groves	X			
Total	8			1

Carried.

16. ADJOURNMENT

On a verbal motion moved by Councillor N. de Boer, Council adjourned at 7:27 p.m.

Annette Groves, Mayor

Kevin Klingenberg, Municipal Clerk

Mayor A. Groves
Councillor N. de Boer
Councillor C. Early
Councillor L. Kiernan
Councillor D. Maskell
Councillor C. Napoli
Councillor T. Rosa
Councillor M. Russo
Councillor D. Sheen

Chief Administrative Officer: N. Hyde
Acting Commissioner of Planning & Development / Chief Planner: C. Caruso
Commissioner of Finance / Chief Financial Officer: R. Cummings
Commissioner of Corporate Services / Chief Legal Officer: S. Dickson
Coordinator, Council & Committee Services: J. Farrugia
Municipal Clerk, Corporate Services: K. Klingenberg

1. NOTICE

2. CALL TO ORDER

Mayor A. Groves called the meeting to order at 4:33 p.m.

3. INDIGENOUS LAND ACKNOWLEDGMENT

Mayor A. Groves delivered the Indigenous Land Acknowledgment.

4. DISCLOSURE OF PECUNIARY INTEREST

5. URGENT BUSINESS

6. DELEGATIONS

7. CONFIDENTIAL SESSION

Moved by: Councillor C. Early

Seconded by: Councillor M. Russo

2024-0042

That Council shall go into Confidential Session Pursuant to Section 239(2)(i) of the *Municipal Act, 2001, as amended*, as the subject matter pertains to a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization.

- Confidential Staff Report 2024-0165: Proposed 2024-2027 Caledon OPP Budget Enhancements

A recorded vote was taken as follows:

A recorded vote was taken as follows:				
Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor N. de Boer	X			
Councillor C. Early	X			
Councillor L. Kiernan	X			
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Mayor A. Groves	X			
Total	9			

Carried.

Council convened in closed session at 4:36 p.m., and reconvened in open session at 4:44 p.m.

7.1 **Confidential Staff Report 2024-0165: Proposed 2024-2027 Caledon OPP Budget Enhancements**

Moved by: Councillor D. Maskell **Seconded by:** Councillor M. Russo

2024-043

That the Caledon Ontario Provincial Police (OPP) Proposed 2024-2027 budget enhancements in Table 1 of Staff Report 2024-0165 be approved;

That a copy of Staff Report 2024-0165 be provided to the Region of Peel for consideration of their in-year addition to the 2024 Budget and authority to enter into the new contract enhancement agreement; and

That the Mayor and Clerk be authorized to execute all necessary agreements between the Town, His Majesty the King in Right of Ontario as represented by the Solicitor General, and the Region of Peel, for a new three-year (2024 to 2027) OPP Policing Contract for Enhancements.

A recorded vote was taken as follows:				
Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor N. de Boer	X			
Councillor C. Early	X			
Councillor L. Kiernan	X			
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Mayor A. Groves	X			
Total	9			

Carried.

8. **BY-LAWS**

8.1 **BL-2024-011**

A by-law to authorize the Mayor and Clerk to execute service agreements related to the Ontario Provincial Police services between the Ministry Solicitor General, The Regional Municipality of Peel and the Corporation of The Town of Caledon.

8.2 **BL-2024-012**

A by-law to exempt certain lands from part lot control, namely 232 King Steet West and 240 King Street West, legally described as Block 2 on Plan 43M-2065.

C. Caruso, Acting Commissioner of Planning & Development / Chief Planner, responded to questions from Council.

Moved by: Councillor N. de Boer **Seconded by:** Councillor T. Rosa

2024-044

As printed on the Agenda, that By-law 2024-011 to By-law 2024-012 be read a first time and passed.

A recorded vote was taken as follows:				
Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor N. de Boer	X			
Councillor C. Early	X			
Councillor L. Kiernan	X			
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Mayor A. Groves	X			
Total	9			

8.3 BL-2024-013

A by-law to confirm the proceedings of the Council for the Corporation of the Town of Caledon at its Council Meeting held on the 6th day of March, 2024.

Moved by: Councillor L. Kiernan **Seconded by:** Councillor C. Napoli

2024-045

That By-law 2024-013 being a by-law to confirm the proceedings of the Council for the Corporation of the Town of Caledon at its Council Meeting held on the 6th day of Match 2024, be read a first time and passed.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor N. de Boer	X			
Councillor C. Early	X			
Councillor L. Kiernan	X			
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Mayor A. Groves	X			
Total	9			

Carried.

9. ADJOURNMENT

On a verbal motion moved by Councillor M. Russo, Council adjourned at 4:58 p.m.

Annette Groves, Mayor

Kevin Klingenberg, Municipal Clerk



Mayor A. Groves
Councillor N. de Boer
Councillor C. Early
Councillor L. Kiernan
Councillor D. Maskell
Councillor C. Napoli
Councillor T. Rosa
Councillor M. Russo
Councillor D. Sheen

Chief Administrative Officer: N. Hyde
Manager, Strategic Policy Planning: S. Burke
Acting Commissioner of Planning and Development and Chief Planner: C. Caruso
Commissioner of Finance / Chief Financial Officer: R. Cummings
Commissioner of Corporate Services / Chief Legal Officer: S. Dickson
Coordinator, Council & Committee Services: A. Dhindsa
Acting Commissioner of Engineering, Public Works & Transportation: R. Juliao
Municipal Clerk, Corporate Services: K. Klingenberg
Acting Manager, People Services: A. Main
Commissioner of Community & Human Services: C. McLean

1. NOTICE

2. CALL TO ORDER

Chair C. Early called the meeting to order at 2:30 p.m.

3. INDIGENOUS LAND ACKNOWLEDGEMENT

Chair C. Early delivered the Indigenous Land Acknowledgement.

4. DISCLOSURE OF PECUNIARY INTEREST

Chair C. Early declared a pecuniary interest with respect to agenda item 9.6 Staff Report 2024-0171: Bill 162: Provincial Review of Ministers Decision on Peel Official Plan, as her family owns land within the subject area. Councillor C. Early did not participate in any discussion or vote on the matter.

5. CONSENT AGENDA

Moved by: Councillor L. Kiernan **Seconded by:** Councillor D. Sheen

That the following consent item be recommended for adoption at the March 26, 2024, Town Council Meeting:

Staff Report 2024-0023: 2024 Climate Action Fund Recommendations

That Council approve eleven (11) eligible projects as outlined in Option 2, Table 4 of Staff Report 2024-0023; and

That Finance staff be directed to transfer \$31,000 from the Climate Action Fund 2023 budget to Tax Funded Operating Contingency Reserve, and a withdrawal be made from the reserve in the amount of \$31,000 to the 2024 Climate Action Fund operating account to fund projects listed in Option 2 of Staff Report 2024-0023; and

That the Clerk and Mayor be delegated the authority to execute the grant agreements for approved projects.

Staff Report 2024-0123: Proposed 2024 Property Tax Ratios

That the 2024 Property Tax Ratios as outlined in Table 1 of Staff Report 2024-0123 be approved; and

That a by-law be enacted to establish 2024 tax ratios for prescribed property classes as outlined in Table 1 of Staff Report 2024-0123.

Staff Report 2024-0117: 2024 Bolton Business Improvement Area (BIA) Budget

That the Bolton Business Improvement Area's (BIA) 2024 Operating Budget, as approved by the Bolton BIA Board of Management (BIA Board) on January 29, 2024, in the amount of \$63,573.61 as outlined in Schedule A of Staff Report 2024-0117, be approved;

That the Bolton BIA Operating Budget be funded by:

- a) A special tax levy of \$49,740 to be included in the 2024 Final Tax Levy By-law for commercial properties located within the Bolton BIA boundaries; and
- b) A use of unaudited accumulated surplus of \$13,833.61

That staff be authorized to advance one quarter of the special tax levy in the amount of \$12,435 to the Bolton BIA Board on March 8, 2024;

That staff be authorized to advance the next one quarter of the special tax levy in the amount of \$12,435 to the Bolton BIA Board on, or after, May 3, 2024 upon receipt of the BIA's 2023 audited financial statements; and

That staff be authorized to issue the balance of the special tax levy in the amount of \$12,435 to the Bolton BIA Board equally after the last two tax installment due dates on July 5, 2024 and September 6, 2024 subject to the receipt of the BIA's 2023 audited financial statements.

Staff Report 2024-0167: Procedural By-Law Review Workplan

That the proposed Procedure By-Law Review workplan be approved.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor N. de Boer	X			
Councillor L. Kiernan	X			
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Mayor A. Groves	X			
Chair C. Early	X			
Total	9			

Carried.

6. DELEGATIONS**6.1 Valerio Rocca regarding agenda item 8.3 Staff Report 2024-0069: Mayfield Turf and Dome Update**

This item was withdrawn.

6.2 Barb Imrie regarding item 12.1.3 Palgrave United Church Potential Partnership

Barb Imrie presented projects that the Palgrave United Church has recently undertaken and commented on the benefits of a continuous partnership with the Town of Caledon.

6.3 Sherry Brioschi regarding agenda items:

- **Item 9.2 Staff Report 2024-0123: Proposed 2024 Property Tax Ratios**
- **Item 9.4 Staff Report 2024-0167: Procedural By-law Review Workplan**
- **Item 9.5 Staff Report 2024-0166: Councillor Appointments to Governance Review Committee**

Sherry Brioschi presented regarding property taxes and the status of the reserves with regard to Staff Report 2024-0123: Proposed 2024 Property Tax Ratios.

R. Cummings, Commissioner of Finance and Chief Financial Officer, responded to questions of Committee.

Sherry Brioschi further delegated on the Town's Procedural By-law, and supported it's review and update with regard to Staff Report 2024-0167: Procedural By-law Review Workplan.

K. Klingenberg, Municipal Clerk, responded to questions of Committee.

7. PRESENTATIONS**7.1 Illegal Land Use in Terra Cotta**

Bob McCloskey provided a presentation on the illegal excessive dumping in Terra Cotta near King Street. He stated urgent environmental concerns. requested Council provide support to prevent damages to the environment and occupied homes in Terra Cotta.

C. McClean, Commissioner of Community and Human Services, responded to questions of Committee.

8. PREVIOUSLY REFERRED ITEMS

8.1 Staff Report 2024-0069: Mayfield Turf and Dome

C. McClean, Commissioner of Community and Human Services, and Nathan Hyde, Chief Administrative Officer, responded to questions of Committee.

Amendment:

Moved by: Councillor D. Sheen

Seconded by: Councillor D. Maskell

That the second paragraph be amended to have staff report back to Council with the recommended joint funding agreement between the Town of Caledon and Peel District School Board.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor N. de Boer		X		
Councillor L. Kiernan		X		
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa		X		
Councillor M. Russo		X		
Councillor D. Sheen		X		
Mayor A. Groves		X		
Chair C. Early		X		
Total	2	7		

Defeated.

Main Motion:

Moved by: Councillor D. Maskell

Seconded by: Councillor D. Sheen

That staff be directed to explore a third-party contract from qualified private operations to finance, supply, operate and maintain the seasonal dome, and potentially year-round turf, for the Town's portion of the Mayfield Turf and Dome operations; and

That the Mayor and Clerk be authorized to execute the funding agreement and joint use agreement between the Town of Caledon and Peel District School Board for an artificial Turf Field and Dome.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor N. de Boer	X			
Councillor L. Kiernan	X			
Councillor D. Maskell		X		
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Mayor A. Groves	X			
Chair C. Early	X			
Total	8	1		

Carried.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on March 26, 2024.

9. STAFF REPORTS**9.1 Staff Report 2024-0023: 2024 Climate Action Fund Recommendations.**

Recommended on the consent agenda for adoption at the March 26, 2024 Council meeting.

9.2 Staff Report 2024-0123: Proposed 2024 Property Tax Ratios

Recommended on the consent agenda for adoption at the March 26, 2024 Council meeting.

9.3 Staff Report 2024-0117: 2024 Bolton Business Improvement Area (BIA) Budget

Recommended on the consent agenda for adoption at the March 26, 2024 Council meeting.

9.4 Staff Report 2024-0167: Procedural By-Law Review Workplan

Recommended on the consent agenda for adoption at the March 26, 2024 Council meeting.

9.5 Staff Report 2024-0166: Councillor Appointments to Governance Review Committee

K. Klingenberg, Municipal Clerk, introduced the report.

Moved by: Councillor M. Russo

Seconded by: Councillor L. Kiernan

That Councillor's Maskell, Russo and Sheen be appointed to the Governance Review Committee.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor N. de Boer	X			
Councillor L. Kiernan	X			
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Mayor A. Groves	X			
Chair C. Early	X			
Total	9			

Carried.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on March 26, 2024.

Chair C. Early vacated the Chair and left the meeting and Councillor L. Kiernan assumed the Chair at 3:42 p.m.

9.6 Staff Report 2024-0171: Bill 162: Provincial Review of Ministers Decision on Peel Official Plan

Steve Burke, Manager, Strategic Policy Planning and Carmine Caruso, Acting Commissioner of Planning and Development and Acting Chief Planner, responded to questions of Committee.

Moved by: Mayor A. Groves

Seconded by: Councillor M. Russo

That the recommendations outlined in Staff Report 2024-0171 regarding Bill 162 Get It Done Act, concerning additional proposed changes to the Ministers approval of the Peel Official Plan, which amends the Official Plan Adjustments Act, 2023, be endorsed; and

That staff be directed to provide a copy of this report to the Minister of Municipal Affairs and Housing for consideration by the Minister in the review and approval of the adopted Region of Peel Official Plan; and

That the Minister of Municipal Affairs and Housing be requested to consider the recommendations contained in this report in the final decision on the Bill 162 changes to the Peel Official Plan; and

That a copy of Staff Report 2024-0171 be provided to the Region of Peel, the City of Brampton, the City of Mississauga, and Sylvia Jones, MPP for Dufferin-Caledon.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor N. de Boer	X			
Councillor L. Kiernan	X			
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Mayor A. Groves	X			
Chair C. Early			X	
Total	8		1	

Carried.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on March 26, 2024.

Councillor L. Kiernan vacated the Chair and Chair C. Early returned to the meeting and assumed the Chair at 3:52 p.m.

10. RECOMMENDATIONS OF ADVISORY COMMITTEES**11. NOTICES OF MOTION****12. CORRESPONDENCE****12.1 Memorandums****12.1.1 Age Friendly Caledon Annual Report****12.1.2 Fireworks By-law Update**

Catherine McClean, Commissioner of Community and Human Services, responded to questions of the Committee.

12.1.3 Palgrave United Church Potential Partnership**12.1.4 2023 Statement of Remuneration and Expenses****12.1.5 Procurement Bi-Annual Report for July 2023 to December 2023****12.2 Presentation Request**

Moved by: Councillor N. de Boer**Seconded by:** Councillor T. Rosa

That the following presentation requests be approved and scheduled for a future meeting:

- Jennifer Owen regarding Tower Gardens
- Diane Bederman regarding Code of Conduct Updates
- Garrett Ball, on behalf of Golf Canada, regarding the RBC Canadian Open

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor N. de Boer	X			
Councillor L. Kiernan	X			
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Mayor A. Groves	X			
Chair C. Early	X			
Total	9			

Carried.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on March 26, 2024.

12.3 General Correspondence**12.3.1 Request for Financial Support (TAPMO)****Moved by:** Councillor L. Kiernan**Seconded by:** Mayor A. Groves

That \$20,000 be committed from the Tax Funded Operating Contingency Reserve to assist in funding the position of Executive Director for the Top Aggregate Producing Municipalities of Ontario (TAPMO), on the following condition:

1. Other top aggregate producing municipalities commit, at minimum, an amount in total of \$100,000, inclusive of this commitment, to the funding necessary for the position of Executive Director of TAPMO.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor N. de Boer	X			
Councillor L. Kiernan	X			
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Mayor A. Groves	X			
Chair C. Early	X			
Total	9			

Carried.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on March 26, 2024.

12.3.2 Amendments to the Region of Peel Traffic By-law 15-2013**11. CONFIDENTIAL SESSION**

- 11.1 Confidential Staff Report 2024-0165: Proposed 2024-2028 Caledon OPP Budget Enhancements

This item was withdrawn.

12. ADJOURNMENT

The Committee adjourned at 4:35 p.m.



Planning and Development Committee Public Meeting Report

Tuesday, March 5, 2024

7:00 p.m.

Hybrid Meeting / Council Chamber

Mayor A. Groves
Councillor N. de Boer
Councillor C. Early
Councillor L. Kiernan
Councillor D. Maskell
Councillor C. Napoli
Councillor T. Rosa
Councillor M. Russo
Councillor D. Sheen

Manager, Strategic Policy Planning: S. Burke
Acting Director, Planning / Chief Planner: C. Caruso
Senior Planner, Planning: L. GillWoods
Coordinator, Council and Committee Services: A. Ham
Municipal Clerk, Council and Committee Services: K. Klingenberg
Team Lead Official Plan Review/Senior Policy Planner, Planning: B. Loverock

1. NOTICE

2. CALL TO ORDER

Chair N. de Boer called the meeting to order at 7:03 p.m.

3. INDIGENOUS LAND ACKNOWLEDGEMENT

Chair N. de Boer delivered the Indigenous Land Acknowledgement.

4. DISCLOSURE OF PECUNIARY INTEREST

5. PUBLIC MEETING

Chair N. de Boer advised that the purpose of the public meeting is to obtain input from the public. He noted that questions, concerns, appeal information or requesting further notification regarding any of the proposed applications can be directed to the Town's Council and Committee Services Division by email to agenda@caledon.ca or by phone at 905.584.2272 ext. 2366.

5.1 Future Caledon Official Plan

Chair N. de Boer confirmed with Bailey Loverock, Team Lead Official Plan Review/Senior Policy Planner for the Town's Planning Department, that notification was conducted in accordance with the *Planning Act*.

Committee recessed at 7:07 p.m. and reconvened at 7:08 p.m.

Bailey Loverock and Lesley GillWoods, Senior Planner for the Town's Planning Department provided a presentation regarding the Future Caledon Official Plan. Key themes discussed within the presentation included:

- An overview of the Future Caledon Official Plan and timeline and phases of the project;
- An outline of the New Future Caledon Official Plan structure, plan fundamentals, changes from previous drafts, and key focus areas; and
- Next steps for the Caledon Official Plan and recommendations to Council.

WRITTEN COMMENTS

Chair N. de Boer noted that written comments were received from Gurkamal Mann. The comments were published to the agenda, therefore forming part of the public record.

PUBLIC COMMENTS

Paul Tobia, Senior Planner, Weston Consulting, provided a delegation and expressed concerns on Schedule Maps. He also commented that some collective routes are not necessary for the area being proposed in the Official Plan. Paul concluded his presentation by stating that he is working with Town staff.

Ian Sinclair, local resident, provided a delegation and expressed general support for the Future Caledon Official Plan. He provided feedback to the Town highlighting areas for improvement such as including amendments in policies, more robust language and descriptions and including growth plan elements from the Region of Peel Official Plan to accommodate for potential service downloading, including public health and social support. Ian inquired about Bill 162 and the lack of public meetings on the matter. He expressed concerns regarding the policies surrounding biodiversity and climate change issues, suggesting more prioritization and research in that area to create more comprehensive policies. Ian cited additional concerns about the Aggregate Working Group and their function. He concluded his delegation by expressing concerns around public consultation and the given timeframes for comments to be received.

Jane Thompson, Aggregate Resources Community Working Group, provided a delegation and had echoed the previous concerns from the previous delegation regarding the Aggregate Group. She presented and discussed the Terms of Reference of the Aggregate Group. Jane indicated that portions of the Future Caledon Official Plan, especially Urban policies, need to be independent. She concluded her presentation by discussing amendments on Chapter 13, Region of Peel Schedules and Policy Designations.

Sierra Horton, Planner/Urban Designer, SGL Planning & Design Inc., provided a delegation on behalf of the Wildfield Village Landowners Group. She expressed concerns for the Future Caledon Official Plan. Sierra expressed concerns regarding Secondary Plan policies and new mappings related to completion of supporting studies, the capacity to lead and prepare secondary plans in Caledon's new urban area in a timely manner to meet the housing pledge. She commented on the area where the Highway 413 is being proposed on her

client's area are meant to be protected. Sierra concluded her delegation by citing concerns around the Transportation Policy and requested the Secondary Plan provide detail on the Town's transit and transportation system.

Mark Krapez, local resident, provided a delegation and objected on the mapping change from rural to environmental protection in his property. He expressed concerns with discrepancies and errors on the mapping. Mark concluded his presentation by expressing the map of the woodlands needs to be reviewed.

Councillor C. Early left the meeting at 8:28 p.m. and returned at 8:31 p.m.

Matthew Cory, Planner, Malone Given Parsons Ltd., provided a delegation on behalf of Mayfield Tullamore Landowners Group. Matthew commented and thanked Town staff for their hard work with the Official Plan. He requested that some designated lands that are owned by the same landowners should be combined. Matthew expressed that the Secondary Plan was reviewed and done well. He further discussed that current submissions of other development applications and policies needs to be reviewed altogether and that environmental policies needs to be reviewed in greater detail. He concluded his presentation that his clients are committed to work in advancing their lands to assist the Town in their pledge to provide additional and affordable housing.

Anthony Burkig, local resident, provided a delegation and commented that residential developers should maintain the housing aesthetics of the neighborhood and feel of the Town.

Allan Thompson, local resident, provided a delegation and expressed general support for the Future Caledon Official Plan. Mr. Thompson commented that parking issues in the Town and densely populated areas need to be addressed sooner. He concluded his presentation by thanking Town staff for reviewing and preparing the Official Plan.

Matthew Cory, Planner, Malone Given Parsons Ltd., provided a delegation on behalf of John Pella, local resident. He requested that there be a policy be included in the Official Plan to allow development to be continued regarding all municipal water services that would extend in the Palgrave residential estate area. Matthew concluded his presentation by thanking Council and Town staff.

6. ADJOURNMENT

The Committee adjourned at 8:48 p.m.

Mayor A. Groves
Councillor N. de Boer
Councillor C. Early
Councillor L. Kiernan
Councillor D. Maskell
Councillor C. Napoli
Councillor T. Rosa
Councillor M. Russo
Councillor D. Sheen

Chief Administrative Officer: N. Hyde
Manager, Strategic Policy, Planning & Development: S. Burke
Acting Commissioner of Planning & Development / Chief Planner: C. Caruso
Commissioner of Finance / Chief Financial Officer: R. Cummings
Commissioner of Corporate Services / Chief Legal Officer: S. Dickson
Senior Planner, Policy, Planning & Development: J. Hignett
Coordinator, Council and Committee Services: J. Farrugia
Municipal Clerk, Corporate Services: K. Klingenberg
Acting Commissioner of Engineering, Public Works & Transportation: R. Juliao

1. NOTICE

2. CALL TO ORDER

Chair C. Early called the meeting to order at 2:32 p.m.

3. INDIGENOUS LAND ACKNOWLEDGEMENT

Chair C. Early delivered the Indigenous Land Acknowledgement.

4. DISCLOSURE OF PECUNIARY INTEREST

5. DELEGATIONS

6. CONFIDENTIAL WORKSHOP

6.1 AGGREGATE TRAINING SESSION

Moved by: Councillor D. Sheen

Seconded by: Councillor M. Russo

That Committee shall go into Confidential Session Pursuant to Section 239 (3.1.) of the Municipal Act, 2001, as amended, as the subject matter pertains to a meeting held for the purpose of educating or training the members where no member discusses or otherwise deals with any matter in a way that materially advances the business or decision-making of the council, local board or committee, for the following purpose:

- Confidential Workshop: Aggregates

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor N. de Boer	X			
Councillor L. Kiernan	X			
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Mayor A. Groves	X			
Chair C. Early	X			
Total	9			

Carried.

Committee convened in Confidential Session at 2:35 p.m.

Committee adjourned Confidential Session and reconvened in Open Session at 4:09 p.m.

Kevin Klingenberg, Municipal Clerk, provided remarks regarding options to release closed session information.

Moved by: Councillor L. Kiernan

Seconded by: Mayor A. Groves

That the Clerk be directed to provide a memo at the March 19, 2024, Planning and Development Committee outlining the legislative framework permitting Council to enter into closed session for the purpose of an educational workshop; and

That the Clerk be directed to release the closed session agenda which has the consultant's consent for release and in accordance with section 9.4 of the procedure by-law; and

That the Clerk be directed to release the closed session minutes of this workshop upon approval at the March 26, 2024 Council meeting.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor N. de Boer	X			
Councillor L. Kiernan	X			
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Mayor A. Groves	X			
Chair C. Early	X			
Total	9			

Carried.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on March 26, 2024.

7. ADJOURNMENT

The Committee adjourned at 4:13 p.m.



Mayor A. Groves
Councillor N. de Boer
Councillor C. Early
Councillor L. Kiernan
Councillor D. Maskell
Councillor C. Napoli
Councillor T. Rosa
Councillor M. Russo
Councillor D. Sheen

Commissioner of Finance / Chief Financial Officer: R. Cummings
Acting Commissioner of Engineering, Public Works & Transportation: R. Juliao
Commissioner of Community & Human Services: C. McLean
Municipal Clerk, Corporate Services: K. Klingenberg
Coordinator, Council & Committee Services: A. Dhindsa

1. NOTICE

2. CALL TO ORDER

Chair L. Kiernan called the meeting to order at 2:33 p.m.

3. INDIGENOUS LAND ACKNOWLEDGEMENT

Chair L. Kiernan delivered the Indigenous Land Acknowledgement.

4. DISCLOSURE OF PECUNIARY INTEREST

5. DELEGATIONS

6. STAFF REPORTS

6.1 Staff Report 2024-0191: Golf Tournament Committee Chair Appointments

Moved by: Councillor C. Early

Seconded by: Councillor N. de Boer

That Councillor D. Sheen be appointed as the 2024 Golf Tournament Committee Chair.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor N. de Boer	X			
Councillor C. Early	X			
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa				X
Councillor M. Russo	X			
Councillor D. Sheen	X			
Mayor A. Groves	X			
Chair L. Kiernan	X			
Total	8			1

Carried.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on March 26, 2024.

Moved by: Councillor C. Napoli

Seconded by: Councillor C. Early

That Councillor M. Russo be appointed as the 2024 Golf Tournament Committee Vice-Chair.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor N. de Boer	X			
Councillor C. Early	X			
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa				X
Councillor M. Russo	X			
Councillor D. Sheen	X			
Mayor A. Groves	X			
Chair L. Kiernan	X			
Total	8			1

Carried.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on March 26, 2024.

6.2 Staff Report 2024-0146: 2024 Golf Tournament Operations and Logistics

C. McClean, Commissioner of Community and Human Services, responded to questions of Committee.

Moved by: Mayor A. Groves**Seconded by:** Councillor N. de Boer

That Council continue to host the Caledon Council Community Golf Tournament (CCGT) at Osprey Valley with the event organized in partnership with Osprey Valley.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor N. de Boer	X			
Councillor C. Early	X			
Councillor D. Maskell		X		
Councillor C. Napoli	X			
Councillor T. Rosa				X
Councillor M. Russo	X			
Councillor D. Sheen	X			
Mayor A. Groves	X			
Chair L. Kiernan	X			
Total	7	1		1

Carried.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on March 26, 2024.

Moved by: Councillor N. de Boer**Seconded by:** Councillor C. Early

That a third-party event coordinator be hired to work with the Mayor and Council Office to organize the tournament be deferred to a future meeting.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor N. de Boer	X			
Councillor C. Early	X			
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa				X
Councillor M. Russo	X			
Councillor D. Sheen	X			
Mayor A. Groves	X			
Chair L. Kiernan	X			
Total	8			1

Carried.

6.3 Staff Report 2024-0186: Primary and Secondary Grant Recipients**Moved by:** Councillor N. de Boer**Seconded by:** Councillor C. Early

That Staff Report 2024-0186: Primary and Secondary Grant Recipients be deferred to the April 9, 2024 General Committee meeting.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor N. de Boer	X			

Councillor C. Early	X	
Councillor D. Maskell	X	
Councillor C. Napoli	X	
Councillor T. Rosa		X
Councillor M. Russo	X	
Councillor D. Sheen	X	
Mayor A. Groves	X	
Chair L. Kiernan	X	
Total	8	1

Carried.

7. CONFIDENTIAL SESSION

Moved by: Councillor C. Napoli

Seconded by: Councillor M. Russo

That Committee shall go into Confidential Session under Section 239 of the Municipal Act for the following purposes:

- Confidential Staff Report 2024-0181: Beffort Family Legacy Scholarship; Pursuant to Section 239(2)(b) of the Municipal Act, 2001, as amended, as the subject pertains to personal matters about an identifiable individual, including municipal or local board employees.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor N. de Boer	X			
Councillor C. Early	X			
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa				X
Councillor M. Russo	X			
Councillor D. Sheen	X			
Mayor A. Groves	X			
Chair L. Kiernan	X			
Total	8			1

Carried.

Committee convened in Confidential Session at 3:01 p.m.

Committee adjourned Confidential Session and reconvened in Open Session at 3:09 p.m.

7.1 Confidential Staff Report 2024-0181: Beffort Family Legacy Scholarship for 2024

Moved by: Mayor A. Groves

Seconded by: Councillor D. Maskell

That \$2,000 from the Caledon Council Community Golf Tournament 2023 funds be disbursed as the Doug and Doreen Beffort Legacy Scholarship Awards; and

That Simonetta Azzopardi and Victoria Stirpe be selected as the recipients of the Beffort Family Legacy Scholarship for the year 2024.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
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Caledon Council Community Golf Tournament Meeting Minutes

Monday, March 18, 2024

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Councillor N. de Boer	X	
Councillor C. Early	X	
Councillor D. Maskell	X	
Councillor C. Napoli	X	
Councillor T. Rosa		X
Councillor M. Russo	X	
Councillor D. Sheen	X	
Mayor A. Groves	X	
Chair L. Kiernan	X	
Total	8	1

Carried.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on March 26, 2024.

8. ADJOURNMENT

The Committee adjourned at 3:09 p.m.



Planning and Development Committee Meeting Report

Tuesday, March 19, 2024

2:30 p.m.

Hybrid Meeting / Council Chamber

Mayor A. Groves (Joined the meeting at 2:34 p.m.)

Councillor N. de Boer

Councillor C. Early

Councillor L. Kiernan

Councillor D. Maskell

Councillor C. Napoli

Councillor T. Rosa (joined the meeting at 2:31 p.m.)

Councillor M. Russo

Councillor D. Sheen

Chief Administrative Officer: N. Hyde

Commissioner, Community and Human Services: C. McLean

Acting Commissioner, Engineering, Public Works, and Transportation: R. Juliao

Commissioner of Corporate Services and Chief Legal Officer: S. Dickson

Acting Chief Planner: C. Caruso

Manager, Strategic Policy Planning: S. Burke

Team Lead Official Plan Review/Senior Policy Planner, Planning: B. Loverock

Senior Planner, Planning: L. Gill-Woods

President of Meridian Planning Consultants, N. McDonald

Municipal Clerk: K. Klingenberg

Coordinator, Council and Committee Services: A. Dodds

1. NOTICE

2. CALL TO ORDER

Chair N. de Boer called the meeting to order at 2:30 p.m.

3. INDIGENOUS LAND ACKNOWLEDGEMENT

Chair N. de Boer delivered the Indigenous Land Acknowledgement.

Councillor T. Rosa joined the meeting at 2:31 p.m.

4. DISCLOSURE OF PECUNIARY INTEREST

5. CONSENT AGENDA

Mayor A. Groves joined the meeting at 2:34 p.m.

Moved by: Councillor L. Kiernan **Seconded by:** Councillor D. Maskell

That the following consent items be recommended for adoption at the March 26, 2024, Town Council Meeting:

Heritage Caledon Committee Meeting Report, dated March 4, 2024

That the Heritage Caledon Committee Meeting Report, dated March 4, 2024, be received.

Staff Report 2024-0149: Notice of Intention to Designate - 12542 Airport Road, Ward 3

That a Notice of Intention to Designate the property at 12542 Airport Road under Part IV, Section 29 of the Ontario Heritage Act be issued;

That should no objections be received during the mandatory 30-day public objection period following publication of the Notice of Intention to Designate, a by-law be enacted for the purpose of designating 12542 Airport Road pursuant to the Ontario Heritage Act;

That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the matter return to Council for further consideration; and,

That Staff be authorized and directed to do all things necessary to give effect to this recommendation

Staff Report 2024-0058: Notice of Intention to Designate – 13940 Airport Road, Ward 3

That a Notice of Intention to Designate the property at 13940 Airport Road under Part IV, Section 29 of the Ontario Heritage Act be issued;

That should no objections be received during the mandatory 30-day public objection period following publication of the Notice of Intention to Designate, a by-law be enacted for the purpose of designating 13940 Airport Road pursuant to the Ontario Heritage Act;

That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the matter return to Council for further consideration; and,

That Staff be authorized and directed to do all things necessary to give effect to this recommendation.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor C. Early	X			
Councillor L. Kiernan	X			
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Mayor A. Groves	X			
Chair N. de Boer	X			
Total	9			

Carried.

With the consensus of Committee, the agenda was reordered to allow presentations to be heard prior to delegations.

2024 Future Caledon Official Plan

Steve Burke, Manager, Strategic Policy Planning, Bailey Loverock Team Lead, Official Plan Review, Senior Planner, Policy and Lesley Gill-Woods, Senior Planner, Secondary Plans Lead provided a presentation with the aid of a slide deck on the 2024 Future Caledon Official Plan.

Members of Committee asked questions and received responses from Steve Burke, Manager, Strategic Policy Planning and Nick McDonald, President of Meridian Planning Consultants.

6. DELEGATIONS

Moved by: Mayor A. Groves **Seconded by:** Councillor C. Early

That section 7.4 of the Procedural By-law be waived to permit delegations from:

- Debra Wilson, Forks of the Credit Preservation Group regarding agenda item 8.1 Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan
- David Galea regarding agenda item 8.2 Staff Report 2024-0054: Proposed Official Plan Amendment and Zoning By-law Amendment Application, Glen Schnarr and Associates Inc. on behalf of Argo Summer Valley Ltd., 12211, 12213 and 12231 Hurontario Street, Ward 2.
- Andrew McCammon, Ontario Headwaters Institute, regarding agenda item 8.1 Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor C. Early	X			
Councillor L. Kiernan	X			
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Mayor A. Groves	X			
Chair N. de Boer	X			
Total	9			

Carried.

With the consensus of Committee, the agenda was reordered to permit the delegation by Jane Thompson to occur prior to the delegation by Aaron Wisson.

Jane Thompson, Aggregate Resources Community Working Group, regarding agenda item 8.2 Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan

Jane Thompson, Aggregate Resources Community Working Group, provided a delegation regarding Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan. Jane Thompson requested the Committee to defer portions of the 2024 Future Caledon Official Plan applicable to the rural system, as shown on Schedule E1. Jane Thompson responded to questions of Committee.

Nick McDonald, President of Meridian Planning Consultants, responded to questions of Committee regarding concerns raised by the delegate.

Councillor C. Napoli left the meeting at 3:11 p.m. and returned at 3:12 p.m.

6.1 Aaron Wisson, Argo Summer Vallet LTD, regarding agenda item 8.2 Staff Report 2024-0054: Proposed Official Plan Amendment and Zoning By-law Amendment Application, Glen Schnarr and Associates Inc. on behalf of Argo Summer Valley Ltd., 12211, 12213 and12231 Hurontario Street, Ward 2

Aaron Wisson, Argo Summer Valley LTD, provided a delegation regarding Staff Report 2024-0054: Proposed Official Plan Amendment and Zoning By-law Amendment Application, Glen Schnarr and Associates Inc. on behalf of Argo Summer Valley Ltd., 12211, 12213 and12231 Hurontario Street, Ward 2. Aaron Wisson stated he represents Argo Summer Valley LTD and would be present to answer any questions.

6.2 Jane Thompson, Aggregate Resources Community Working Group, regarding agenda item 8.2 Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan

This agenda item was completed prior to item 6.1.

6.3 Matthew Cory, Malone Given Parsons, regarding agenda item 8.1 Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan

Matthew Cory, Malone Given Parsons, provided a delegation regarding Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan. Matthew Cory expressed concerns with certain policies and sought clarifications on timelines for phasing. Matthew Cory responded to questions of Committee.

Steve Burke, Manager, Strategic Policy Planning, responded to questions of Committee regarding concerns raised by the delegate.

6.4 Debra Wilson, Forks of the Credit Preservation Group, regarding agenda item 8.1 Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan

Debra Wilson, Forks of the Credit Preservation Group, provided a delegation regarding Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan. Debra Wilson

expressed concerns regarding potential impacts to the Green Belt and strength of aggregate policies.

6.5 David Galea regarding agenda item 8.2 Staff Report 2024-0054: Proposed Official Plan Amendment and Zoning By-law Amendment Application, Glen Schnarr and Associates Inc. on behalf of Argo Summer Valley Ltd., 12211, 12213 and 12231 Hurontario Street, Ward 2

David Galea provided a delegation regarding regarding Staff Report 2024-0054: Proposed Official Plan Amendment and Zoning By-law Amendment Application, Glen Schnarr and Associates Inc. on behalf of Argo Summer Valley Ltd., 12211, 12213 and 12231 Hurontario Street, Ward 2. David Galea expressed concerns regarding the potential impacts to the community because of the proposed development. David Galea responded to questions of Committee.

Carmine Caruso, Acting Chief Planner responded to questions of Committee regarding concerns raised by the delegate.

Councillor T. Rosa left the meeting at 3:44 p.m. and returned at 3:46 p.m.

6.6 Andrew McCammon, Ontario Headwaters Institute, regarding agenda item 8.1 Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan

Andrew McCammon, Ontario Headwaters Institute, provided a delegation regarding Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan. Andrew McCammon requested the Committee to defer all aspects of the 2024 Future Caledon Official Plan that relate to the rural system until significant further consideration, and responded to questions of Committee.

Steve Burke, Manager, Strategic Policy Planning and Nick McDonald, President of Meridian Planning Consultants responded to questions of Committee regarding concerns raised by the delegations of Jane Thompson (item 6.2), Debra Wilson (item 6.3), and Andrew McCammon (item 6.6).

Committee recessed at 4:02 p.m. and resumed at 4:15 p.m.

7. PRESENTATIONS

7.1 2024 Future Caledon Official Plan

This agenda item was completed prior to item 6. Delegations.

8. STAFF REPORTS

With the consensus of Committee, the order of items on the Agenda was amended to consider agenda item 8.2 Staff Report 2024-0054: Proposed Official Plan Amendment and Zoning By-law Amendment Application, Glen Schnarr and Associates Inc. on behalf of Argo Summer Valley Ltd., 12211, 12213 and 12231 Hurontario Street, Ward 2.

Staff Report 2024-0054: Proposed Official Plan Amendment and Zoning By-law Amendment Application, Glen Schnarr and Associates Inc. on behalf of Argo Summer Valley Ltd., 12211, 12213 and 12231 Hurontario Street, Ward 2

Moved by: Councillor C. Early **Seconded by:** Councillor L. Kiernan

That no further notice is required to be provided on the proposed Official Plan Amendment and Zoning By-law Amendment;

That the By-law attached as Schedule 'C' to Staff Report 2024-0054 be enacted to adopt Official Plan Amendment No. 275 to redesignate the subject lands from Residential Policy Area B to Residential Area, to permit the development of a residential subdivision; and

That the By-law attached as Schedule 'D' to Staff Report 2024-0054 be enacted to amend Comprehensive Zoning By-law 2006-50, as amended, to rezone the lands to R1-680, R1-681, R1-682 and OS to permit the development of a residential subdivision.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor C. Early	X			
Councillor L. Kiernan	X			
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Mayor A. Groves	X			
Chair N. de Boer	X			
Total	9			

Carried.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on March 26, 2024.

8.1 Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan

Steve Burke, Manager, Strategic Policy Planning and Nick McDonald, President of Meridian Planning Consultants responded to questions of Committee.

Moved by: Mayor A. Groves Seconded by: Councillor C. Napoli

That Staff Report 2024-0072, Recommendation Report: 2024 Future Caledon Official Plan, be received;

That the By-law to adopt the 2024 Future Caledon Official Plan, attached as Schedule A to Staff Report 2024-0072, be enacted;

That Council resolves and declares the 2024 Future Caledon Official Plan conforms with all provincial plans or does not conflict with them, has regard to the matters of provincial interest listed in section 2 of the Planning Act, and is consistent with policy statements issued under subsection 3 (1) of the Planning Act;

That the Clerk be directed to provide notice of the passing of the By-law adopting the 2024 Future Caledon Official Plan in accordance with the Planning Act;

That the Clerk be directed to make application to the Region of Peel for approval of the 2024 Future Caledon Official Plan in accordance with Planning Act requirements.

That the Caledon Major Transit Station Areas Study, attached as Schedule F to Staff Report 2024-0072, be received;

That staff be directed to monitor the approval process for the 2024 Future Caledon Official Plan, and in the event that the Region of Peel proposes modifications to the Plan, prepare a report to Council with recommendations concerning any proposed modifications; and

That a copy of Staff Report 2024-0072 be sent to the Region of Peel, the Minister of Municipal Affairs and Housing, and Sylvia Jones, MPP for Dufferin-Caledon.

Amendment #1:

Moved by: Councillor M. Russo Seconded by: Councillor C. Early

That the review of the Palgrave Estates Community Secondary Plan be initiated early in Phase 3 of the Future Caledon process.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor C. Early	X			
Councillor L. Kiernan	X			
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Mayor A. Groves	X			

Chair N. de Boer	X	
Total	9	Carried.

Main motion as amended:

That Staff Report 2024-0072, Recommendation Report: 2024 Future Caledon Official Plan, be received;

That the By-law to adopt the 2024 Future Caledon Official Plan, attached as Schedule A to Staff Report 2024-0072, be enacted;

That Council resolves and declares the 2024 Future Caledon Official Plan conforms with all provincial plans or does not conflict with them, has regard to the matters of provincial interest listed in section 2 of the Planning Act, and is consistent with policy statements issued under subsection 3 (1) of the Planning Act;

That the Clerk be directed to provide notice of the passing of the By-law adopting the 2024 Future Caledon Official Plan in accordance with the Planning Act;

That the Clerk be directed to make application to the Region of Peel for approval of the 2024 Future Caledon Official Plan in accordance with Planning Act requirements.

That the Caledon Major Transit Station Areas Study, attached as Schedule F to Staff Report 2024-0072, be received;

That staff be directed to monitor the approval process for the 2024 Future Caledon Official Plan, and in the event that the Region of Peel proposes modifications to the Plan, prepare a report to Council with recommendations concerning any proposed modifications; and

That a copy of Staff Report 2024-0072 be sent to the Region of Peel, the Minister of Municipal Affairs and Housing, and Sylvia Jones, MPP for Dufferin-Caledon; **and**

That the review of the Palgrave Estates Community Secondary Plan be initiated early in Phase 3 of the Future Caledon process.

A recorded vote was taken as follows:				
Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor C. Early	X			
Councillor L. Kiernan	X			
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Mayor A. Groves	X			
Chair N. de Boer	X			
Total	9			Carried.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on March 26, 2024.

8.2 Staff Report 2024-0054: Proposed Official Plan Amendment and Zoning By-law Amendment Application, Glen Schnarr and Associates Inc. on behalf of Argo Summer Valley Ltd., 12211, 12213 and12231 Hurontario Street, Ward 2

This agenda item was completed prior to item 8.1.

9. RECOMMENDATIONS OF ADVISORY COMMITTEES

9.1 Heritage Caledon Committee Meeting Report, dated March 4, 2024

Recommended on the consent agenda for adoption at the March 26, 2024 Council meeting.

9.2 Staff Report 2024-0149: Notice of Intention to Designate - 12542 Airport Road, Ward 3

Recommended on the consent agenda for adoption at the March 26, 2024 Council meeting.

9.3 Staff Report 2024-0058: Notice of Intention to Designate – 13940 Airport Road, Ward 3

Recommended on the consent agenda for adoption at the March 26, 2024 Council meeting.

10. CORESPONDENCE

10.1 Memorandums

10.1.1 Closed Session Workshop Legislative Framework

10.2 General Correspondence

10.2.1 Written Comments from Ian Sinclair regarding agenda item 7.1 Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan

10.2.2 Written Comments from Jane Thompson, Aggregate Resources Community Working Group, regarding agenda item 7.1 Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan

10.2.3 Written comments from Marc DeNardis, Gagnon Walker Domes, on behalf of Owners of 20836 Kennedy Road, Ward 1, regarding agenda item 7.1 Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan

10.2.4 Written comments from Andrew Walker, Gagnon Walker Domes, on behalf of Mr. Jim Payne (Pashin Holdings), regarding agenda item 7.1 Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan

10.2.5 Written comments from Andrew Walker, Gagnon Walker Domes, on behalf of 2476998 Ontario Inc, regarding agenda item 7.1 Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan

10.2.6 Written comments from Andrew Walker, Gagnon Walker Domes, on behalf of 2822700 Ontario Inc, regarding agenda item 7.1 Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan

10.2.7 Written comments from Andrew Walker, Gagnon Walker Domes, on behalf of Caledon Village Properties GP Inc, regarding agenda item 7.1 Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan

10.2.8 Written comments from Andrew Walker, Gagnon Walker Domes, on behalf of Michelin Group Inc, regarding agenda item 7.1 Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan

10.2.9 Written comments from Andrew Walker, Gagnon Walker Domes, on behalf of Ms. Susan Graham, regarding agenda item 7.1 Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan

10.2.10 Written Comments from Brooke Burlock, Zelinka Priamo, on behalf of Choice Properties, regarding agenda item 7.1 Staff Report 2024- 0072: Recommendation Report: 2024 Future Caledon Official Plan

10.2.11 Written Comments from Connor Wright, Zelika Priamo, on behalf of 8281 Healey Road GP Limited, regarding agenda item 7.1 Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan

10.2.12 Written Comments from Frank Orsi, Golden Estate Limited, regarding agenda item 7.1 Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan

10.2.13 Written Comments from Mark Yarranton, KLM Planning Partners Inc on behalf of West Mayfield Developments Ltd, regarding agenda item 7.2 110 Staff Report 2024-0054: Proposed Official Plan Amendment and Zoning By-law Amendment Application, Glen Schnarr and Associates Inc. on behalf of Argo Summer Valley Ltd., 12211, 12213 and 12231 Hurontario Street, Ward 2

11. ADJOURNMENT

The Committee adjourned at 4:35 p.m.

Mayor A. Groves (joined the meeting at 7:12 p.m.)

Councillor N. de Boer

Councillor C. Early

Councillor L. Kiernan

Councillor D. Maskell

Councillor C. Napoli

Councillor T. Rosa

Councillor M. Russo

Councillor D. Sheen (absent)

Acting Chief Planner: C. Caruso

Commissioner Finance and Chief Financial Officer: R. Cummings

Acting Commissioner, Engineering, Public Works, and Transportation: R. Juliao

Senior Planner Policy, Planning Development: R. Hughes

Intermediate Planner, Development: A. Martino

Acting Manager, Development: A. Wendland

Deputy Clerk, Council and Committee Services: H. Lockyer

Coordinator, Council and Committee Services: A. Ham

1. NOTICE

2. CALL TO ORDER

Chair N. de Boer called the meeting to order at 7:01 p.m.

3. INDIGENOUS LAND ACKNOWLEDGEMENT

Chair N. de Boer delivered the Indigenous Land Acknowledgement.

4. DISCLOSURE OF PECUNIARY INTEREST

5. PUBLIC MEETING

Chair N. de Boer advised that the purpose of the public meeting is to obtain input from the public. He noted that questions, concerns, appeal information or requesting further notification regarding any of the proposed applications can be directed to the Town's Council and Committee Services Division by email to agenda@caledon.ca or by phone at 905.584.2272 ext. 2366.

5.1 Zoning By-law Amendment for 6809 Healey Road, Ward 3

Chair N. de Boer confirmed with Alex Martino, Intermediate Planner, Development, for the Town's Planning Department, that notification was conducted in accordance with the *Planning Act*.

Maurice Luchich, Glen Scharr and Associates, provided a presentation regarding the Zoning By-law Amendment for 6809 Healey Road, Ward 3. Mr. Luchich discussed the purpose of the application to extend the existing temporary use and provided an overview of the subject lands. He identified the property location and highlighted key features including the area currently zoned with the site-specific temporary use, environmental policy areas and the agricultural zoning at the rear of the property. Mr. Luchich concluded the presentation with a review of the site plan. He thanked Committee members, Town staff and members of the public and noted he was available for questions.

WRITTEN COMMENTS

Chair N. de Boer noted that written comments were received from Adriana Panfili and Joanna Valeriani. The comments were published to the agenda, therefore forming part of the public record.

Mayor A. Groves joined the meeting at 7:12 p.m.

PUBLIC COMMENTS

George Benevides inquired about the purpose of applying for temporary use instead of permanent and expressed concerns related to potential use as a truck parking or storage area and the impact on traffic. Mr. Benevides received responses from the applicant.

5.2 Proposed Official Plan Amendment for 12461 McLaughlin Road, Ward 2

Chair N. de Boer confirmed with Rob Hughes, Senior Planner Policy, Planning Development, for the Town's Planning Department, that notification was conducted in accordance with the *Planning Act*.

Jessica Damaren, Weston Consulting, provided a presentation regarding the Proposed Official Plan Amendment for 12461 McLaughlin Road, Ward 2. Ms. Damaren discussed the subject property and reviewed the proposed draft plan of subdivision. She outlined the purpose of the application, reviewed the applicable section of the Official Plan and highlighted the amendment proposed through the application. Ms. Damaren concluded by thanking Committee members, Town staff and members of the public and noted she was available for questions.

Written Comments

Chair N. de Boer noted that written comments were received from Jason Alfonso, Glen Schnarr and Associates, Steven Silverberg, Cedar City Developments, Mike Jepp, Paradise Developments, Adam Cairns, GB Mayfield Inc, and Nick Cortellucci, Caledon Development LP. The comments were published to the agenda, therefore forming part of the public record.

Public Comments

Jason Alfonso, Glen Schnarr and Associates on behalf of Mayfield West Phase 2 Landowner Group, expressed concerns related to the potential removal of the applicant's obligation to participate in the MW2 Group and MW2 Cost Sharing Agreement for the property. He discussed the purpose of the agreement and provided historical context for the utilization of the MW2 Group within the area. Mr. Alfonso concluded his delegation requesting that the Town refuse the application.

Members of the Committee asked questions and received responses from the applicant and staff.

5.3 Development Charges Background Study

Craig Binning, Partner, Hemson Consulting provided a presentation on the Development Charges Background Study. Mr. Binning provided an overview on the development charges study process, legislative changes and population and development forecasting. He summarized the development-related capital program figures and the draft town-wide development charge rates. Mr. Binning reviewed the current versus the calculated development charge rates for residential and non-residential. He concluded the presentation by discussed next steps and providing an anticipated timeline. Mr. Binning thanked Committee members, Town staff and members of the public and noted he was available for questions.

Written Comments

Chair N. de Boer noted that written comments were received from Victoria Mortelleti, KPEC Planning and Economics. The comments were published to the agenda, therefore forming part of the public record.

Members of the Committee asked questions and received responses from Mr. Binning and staff.

6. ADJOURNMENT

The Committee adjourned at 8:06 p.m.



**Caledon Detachment
Ontario Provincial Police
Peel Police Services Board**

October 2023 – December 2023

Public Complaints	
Policy	0
Service	0
Conduct	3

Data Source: Ontario Provincial Police, Professional Standards Bureau Commander Reports

- Includes all public policy, service and conduct complaints submitted to the Office of the Independent Police Review Director (OIPRD)



**Caledon Detachment
Ontario Provincial Police
Peel Police Services Board**

October 2023 – December 2023

Motor Vehicle Collisions by Type

Incidents	October to December			Year to Date - December		
	2022	2023	% Change	2022	2023	% Change
Fatal	3	3	0.0%	7	15	114.3%
Personal Injury	49	60	22.4%	227	245	7.9%
Property Damage	508	479	-6.3%	1,596	1,711	7.0%
Other	0	1	Increase	0	1	Increase
Total	560	543	-3.8%	1,830	1,971	7.5%

Data Utilized

- SQL online application reporting system – OPP CRS 2.3.09
- Collision Reporting System Business Intelligence Cube



**Caledon Detachment
Ontario Provincial Police
Peel Police Services Board**

October 2023 – December 2023

Criminal Code and Provincial Statute Charges Laid

Offence Count	October to December*			Year to Date – Q4*		
	2022	2023	% Change	2022	2023	% Change
Highway Traffic Act	2,508	2,907	15.9%	11,110	13,256	19.3%
Criminal Code Traffic	99	81	-18.2%	312	359	15.1%
Criminal Code Non-Traffic	377	344	-8.8%	1,404	1,486	5.8%
Liquor Licence Act	22	33	50.0%	74	113	52.7%
Other Violations	261	263	0.8%	1,095	1,226	12.0%
All Violations	3,267	3,628	11.0%	13,995	16,440	17.5%

***Note:** Integrated Court Offence Network data is updated on a monthly basis: Data could be as much as a month and a half behind.

Data Utilized: Ministry of Attorney General, Integrated Court Offence Network (ICON) data, Niche RMS Occurrence data.



**Caledon Detachment
Ontario Provincial Police
Peel Police Services Board**

October 2023 – December 2023

Violent Crime

Actual	October to December			Year to Date - December		
	2022	2023	% Change	2022	2023	% Change
Murder	0	0	N/A	1	1	0.0%
Other Offences Causing Death	0	0	N/A	0	0	N/A
Attempted Murder	0	1	Increase	1	4	400.0%
Sexual Assault	7	11	57.14%	32	42	31.25%
Assault	75	77	2.67%	292	289	-1.03%
Abduction	4	1	-75.0%	14	13	-7.14%
Robbery	5	3	-40.0%	16	20	25.0%
Other Crimes Against a Person	63	47	-25.4%	227	253	11.45%
Total	154	140	-9.09%	583	622	6.69%



**Caledon Detachment
Ontario Provincial Police
Peel Police Services Board**

October 2023 – December 2023

Property Crime

Actual	October to December			Year to Date – December		
	2022	2023	% Change	2022	2023	% Change
Arson	2	1	-50.0%	9	10	11.0%
Break & Enter	26	32	23.0%	91	104	14.0%
Theft Over (incl. stolen vehicle)	69	109	58.0%	351	356	1.0%
Theft Under	110	89	-19.0%	444	362	-18.0%
Have Stolen Goods	9	9	0.0%	41	42	2.0%
Fraud	107	66	-38.0%	316	289	-9.0%
Mischief	69	68	-1.0%	252	289	15.0%
Total	392	374	-5.0%	1,504	1,452	-3.0%



**Caledon Detachment
Ontario Provincial Police
Peel Police Services Board**

October 2023 – December 2023

Drug Crime						
Actual	October to December			Year to Date - December		
	2022	2023	% Change	2022	2023	% Change
Possession	7	9	28.57%	23	28	21.74%
Trafficking	4	3	-25.0%	12	12	0.0%
Importation and Production	0	0	N/A	2	1	-50.0%
Total	11	12	9.09%	37	41	10.81%



**Caledon Detachment
Ontario Provincial Police
Peel Police Services Board**

October 2023 – December 2023

Clearance Rate						
Clearance Rate	October to December			Year to Date - December		
	2022	2023	Difference	2022	2023	Difference
Violent Crime	67.1%	79.7%	12.6%	68.9%	75.5%	7.4%
Property Crime	14.9%	11.3%	-3.6%	15.9%	15.4%	-0.5%
Drug Crime	81.8%	75.0%	-6.8%	83.8%	81.0%	-2.8%
Total (Violent, Property & Drug)	30.8%	31.1%	0.3%	31.3%	34.4%	3.01%

Data contained within this report is dynamic in nature and numbers will change over time as the Ontario Provincial Police continue to investigate and solve crime.

Data Utilized

- Major Crimes
- Niche RMS All Offence Level Business Intelligence Cube

Detachment: 1S - CALEDON

Data source date:

2024/01/13

2023

The News

Dufferin County Multicultural Foundation



PHOTO: 2023 MULTICULTURAL EVENT

Slogan

Unity in Diversity

Vision

Building a stronger and more empowered diverse community

Mission

- Breaking barriers of communication through education
- Building and connecting communities
- Providing businesses the opportunity to meet the community's cultural needs
- Educating youth on different cultures of the world and offering them the opportunity to express their creativity through arts and entertainment
- Assisting with opportunities for future growth
- Spreading a positive message of diversity, inclusion, equity and equality

The history of our foundation

The Multicultural Event is designed to promote diversity, inclusion, equity and equality in our community.

The event has a proven track record of bringing communities closer together through arts, entertainment, food and spreading a positive message!



PHOTO: 2023 MULTICULTURAL ART SHOW



DUFFERIN COUNTY
MULTICULTURAL
FOUNDATION

We are a non-profit organization serving communities in promoting diversity, inclusion equity and equality.

Highlights

2023 Multicultural Event and Unity In Diversity Multicultural Art Show

A Year in Review: Our Wins and Milestones

Creating a culture of learning

Our Accomplishments throughout the years

A Year in Review: Our Wins and Milestones



2023

This is our 6th year hosting the Multicultural Event. We are proud to be able to celebrate the different cultures of Dufferin/Caledon.

This year we held a 2 day event with a variety of performances, sports & food from Dufferin County and beyond. The event showcased the Sikh and Muslim community, performances from the Scottish and Irish, Caribbean, South Asian and African cultures, We held education sessions on the game of cricket, Caribbean steel pan and African drumming.

We were excited to be able to offer a market at the event. The market has a variety of cultural businesses and services who supported the Dufferin/Caledon community.

Unity In Diversity Multicultural Art Show

The event featured artists from across Ontario. Artists created a pieces of artwork that represented their heritage and/or culture. Each artist artwork represent the spirit of multiculturalism and/or the theme of "Unity in Diversity".

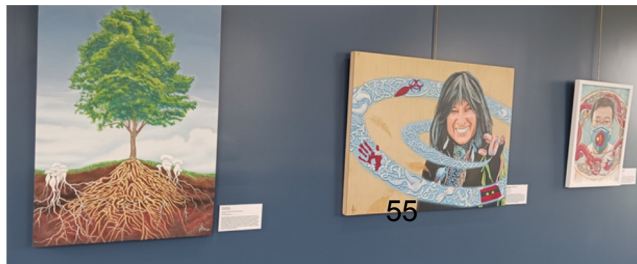
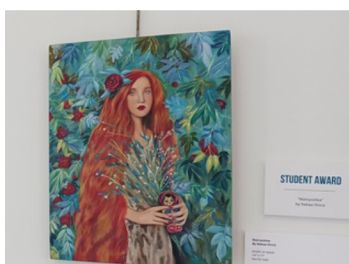
The event was held in partnership with the Museum of Dufferin (MoD), where the art and culture of the community is still being displayed.

Multicultural Flag Raising and Proclamation

Dufferin County Townships and Caledon proclaimed June 27th Multicultural Day in Dufferin County raising the Unity in Diversity flag.

Thank you to our volunteers!

Thank you to our volunteers, partners, sponsors, political leaders, the Dufferin-Caledon community and beyond for your amazing support throughout the years.





2023

CREATING A CULTURE OF LEARNING

DUFFERIN COUNTY
MULTICULTURAL
FOUNDATION



This year we held the following workshop and activities:

- Recognition of various cultural and religious days throughout the year
- Multicultural Unity In Diversity flag raising and proclamation in townships in Dufferin County and Caledon
- Multicultural event
- Pizza Garden – Planting workshop – Families/Youths will have the opportunity to learn how to plant and grow a garden. At the end of the season families harvest the crops and created cultural dishes.
- Winter Sowing workshop in partnership with the Shelburne Library and the Shelburne & District Horticultural Society

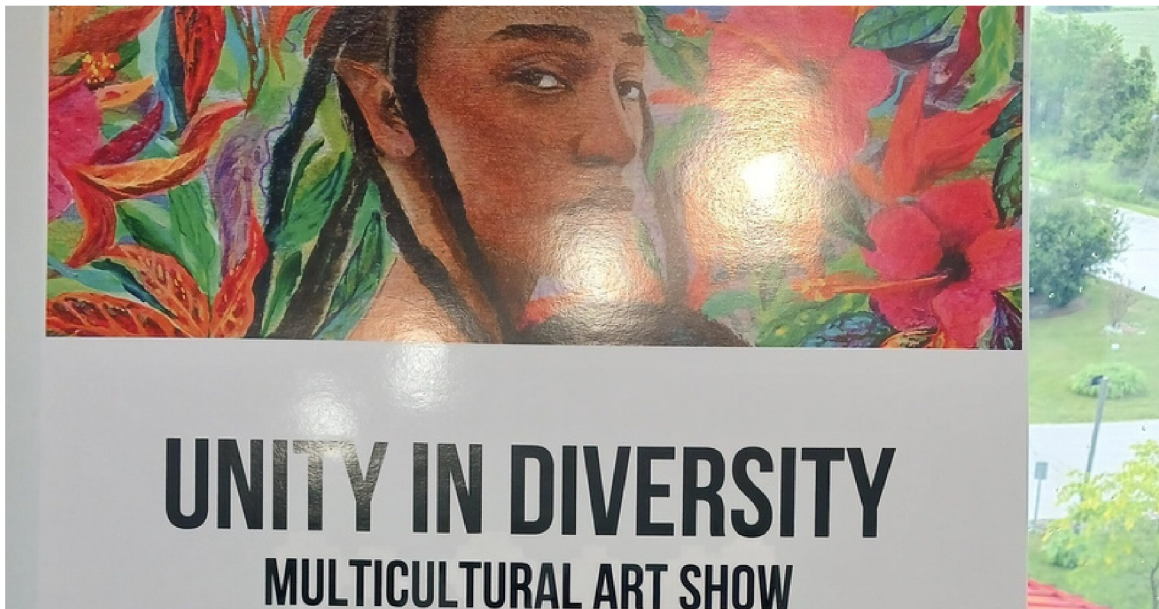
Community initiatives we supported:

- Sikh Heritage Month flag raising
- Dufferin County Cultural Resource Circle – Memorial Walk for Residential Schools – Honoring and remembering the children of residential schools, the survivors and those who did not make it home.
- Remembrance day ceremony



REQUEST

- We are asking for your support of the Foundation.
 - A donation of \$300
 - Your logo will be placed on our website with a clickable link to the Town's website.
 - Sponsor of the Multicultural Event
- Our event be listed and shared on your social media, website and event calendar
- Our logo with a clickable to our website be share on your website
- Proclaim June 27th as Multicultural Day
- Raise the Unity In Diversity flag for the month of June



Memorandum

Date: March 26, 2024

To: Members of Council

From: Jagdeep Litt, Financial Analyst, Finance

Subject: 2023 Municipal Performance Measurement Program (MPMP) Report

The annual reporting of a municipality's operations is mandatory in Ontario under Section 299 of the *Municipal Act, 2001*. The Municipal Performance Measurement Program (MPMP) collects statistical municipal services data as part of the Financial Information Return (FIR).

The Ministry of Municipal Affairs and Housing (MMAH) provides extensive FIR schedules for municipalities to complete each year. MMAH generally updates the schedules annually to reflect changes in the Provincial information gathering requirements, trends, and other factors to help the Province get a better overview of the finances of all municipalities in Ontario. Previous year's MPMP results are available on the Ministry of Municipal Affairs and Housing website.

As in prior years, the Town of Caledon will post the MPMP results for the 2023 reporting year, as listed on Schedule A of this memo, on the Town's website and report the results to the Ministry of Municipal Affairs and Housing in compliance with the *Municipal Act, 2001* via the 2023 Financial Information Return.

ATTACHMENTS

Schedule A: 2023 Municipal Performance Measurement Program

2023 MUNICIPAL PERFORMANCE MEASUREMENT PROGRAM

BUILDING SERVICES				2023
What method does your municipality use to determine total construction value?		Applicant's Declared Value		
Total Value of Construction Activity based on permits issued		\$347,482,790		
Value of Construction Activity based on permits issued		Number of Building Permits	Total Value of Building Permits	
Residential properties		709	\$221,527,755	
Multi-Residential properties		4	\$2,154,801	
All other property classes		164	\$123,800,234	
Total		877	\$347,482,790	
Review of Complete Building Permit Applications: Median number of working days to review a complete building permit application and issue a permit or not issue a permit, and provide all reasons for refusal (by Category):				Median Number of Working Days
a) Category 1: Houses (houses not exceeding 3 storeys/600 square metres) Reference: provincial standard is 10 working days		8		
b) Category 2: Small Buildings (small commercial/industrial not exceeding 3 storeys/600 square metres) Reference: provincial standard is 15 working days		14		
c) Category 3: Large Buildings (large residential/commercial/industrial/institutional) Reference: provincial standard is 20 working days		17		
d) Category 4: Complex Buildings (post disaster buildings, including hospitals, power/water, fire/police/EMS), communications Reference: provincial standard is 30 working days		N/A		
Number of Building Permit Applications		Number of Complete Applications	Number of Incomplete Applications	Total Number of Complete and Incomplete Applications
a) Category 1: Houses (houses not exceeding 3 storeys/600 square metres)		607	0	607
b) Category 2: Small Buildings (small commercial/industrial not exceeding 3 storeys/600 square metres)		373	0	373
c) Category 3: Large Buildings (large residential/commercial/industrial/institutional)		99	1	100
d) Category 4: Complex Buildings (post disaster buildings, including hospitals, power/water, fire/police/EMS), communications		0	0	0
Subtotal		1,079	1	1,080

2022		
Applicant's Declared Value		
\$567,862,815		
Number of Building Permits	Total Value of Building Permits	
1,453	\$459,616,076	
2	\$4,648,000	
170	\$103,598,740	
1,625	\$567,862,816	
Median Number of Working Days		
7		
14		
18		
N/A		
Number of Complete Applications	Number of Incomplete Applications	Total Number of Complete and Incomplete Applications
1,324	2	1,326
293	0	293
111	1	112
0	0	0
1,728	3	1,731

2023 MUNICIPAL PERFORMANCE MEASUREMENT PROGRAM

PLANNING AND DEVELOPMENT				2023
Land Use Planning	Residential Units within Settlement Areas	Total Residential Units	Total Secondary Units	
Number of residential units in new detached houses (using building permit information)	177	221	305	
Number of residential units in new semi-detached houses (using building permit information)	0	0	10	
Number of residential units in row houses (using building permit information)	20	20	7	
Number of residential units in new apartments/condo apartments (using building permit information)	0	0	0	
Subtotal	197	241	322	
Land Designated for Agricultural Purposes				
	Data	Units		
Hectares of land designated for agricultural purposes in the Official Plan as of December 31, 2020	36,993	Hectares		

2022		
Residential Units within Settlement Areas	Total Residential Units	Total Secondary Units
562	591	0
96	96	0
138	138	0
0	0	0
796	825	0
Data	Units	
36,933	Hectares	

RECREATION SERVICES			2023
Trails	Data	Units	
Total kilometres of trails (owned by municipality and third parties)	387	KM	
Note 1:2022 Kilometres of Trails restated for greater accuracy			
Indoor Recreation Facilities	Data	Units	
Square metres of indoor recreation facilities (municipally owned)	42,979	m ²	
Outdoor Recreation Facilities	Data	Units	
Square metres of outdoor recreation facility space (municipally owned)	448,511	m ²	

2022	
Data	Units
387	KM
Data	Units
39,002	m ²
Data	Units
448,511	m ²

2023 MUNICIPAL PERFORMANCE MEASUREMENT PROGRAM

TRANSPORTATION SERVICES			2023
Paved Roads			
Roads: Total Paved Lane KM			1,317 KM
Condition of Roads : Number of paved lane kilometres where the condition is rated as good to very good			754 KM
Has the entire municipal road system been rated?			Yes
Indicate the <i>rating system</i> used and the <i>year the rating was conducted</i>			Pavement Condition Index 2022
Unpaved Roads			
Roads: Total Unpaved Lane KM			241 KM
Winter Control			
Total Lane KM maintained in winter			1,620 KM
Transit			
Total number of regular service passenger trips on conventional transit in service area			42,353
Population of service area			34,890
Bridges and Culverts			
Bridges and Culverts : Total Square Metres of Surface Area on Bridges and Culverts			14,995 m ²
Have all bridges and culverts in the municipal system been rated?			Yes
Indicate the rating system used and the year the rating was conducted			MTO Bridge Condition Index - 2023
	Number of structures where the condition of primary components is rated as good to very good, requiring only repair	Total Number	
Bridges	50	84	
Culverts	28	67	
Subtotal	78	151	

2022		
1,306 KM	Note 1	
754 KM	Note 1	
Yes		
Pavement Condition Index 2020		
241 KM		
1,591 KM		
31,420		
33,390		
14,995 m ²		
Yes		
MTO Bridge Condition Index - 2021		
Number of structures where the condition of primary components is rated as good to very good, requiring only repair	Total Number	
50	84	
28	67	
78	151	

2023 MUNICIPAL PERFORMANCE MEASUREMENT PROGRAM

ENVIRONMENTAL SERVICES		2023	2022
Storm Water Management			
Urban Storm Water Management: Total KM of Urban Drainage System plus (0.005 KM times No. of Catch basins)		275 KM	272 KM
Rural Storm Water Management: Total KM of Rural Drainage System plus (0.005 KM times No. of Catch basins)		1,221 KM	1,221 KM

Memorandum

Date: March 26, 2024

To: Members of Council

From: Kevin Klingenberg, Municipal Clerk, Corporate Services

Subject: Proposed Housekeeping Procedure By-Law Amendments

Background and Purpose

The proposed Procedure By-Law Review Workplan was presented to General Committee on March 5, 2024 outlining a four stage process as outlined in [Staff Report 2024-0167](#). The first stage of the workplan was to present a Procedural By-law amendment to reflect current practices for Council consideration at the March 26, 2024 Council meeting. The purpose of the memo is to outline the housekeeping amendments proposed through By-Law 2024-17 as presented for Council approval as item 15.4 of the March 26, 2024 Council agenda for consideration.

Proposed Updates

A review of the current [Procedural By-Law BL-2015-108](#) was completed and the following six updates were identified for Council consideration:

1. Updating the Short Title from Town of Caledon Procedural By-law to the Town of Caledon Procedure By-Law.

Rationale: This minor update aligns with the commonly referred short name used throughout the *Municipal Act, 2001, as amended*, specifically the name of the by-law all Ontario municipalities are required to pass in accordance with [Municipal Act Section 238](#).

2. Updating requirements to enter closed session under the Procedural By-law to align with the *Municipal Act, 2001, as amended*.

Rationale: The Procedural By-law currently repeats the reasons for entering closed session as they are referenced in an outdated version of the *Municipal Act*. The presented amendment no longer itemizes each reason as referenced in the legislation, rather merely referencing that a meeting or part of a meeting may be closed to the public if the subject matter being considered is in accordance with the provisions of the *Municipal Act, 2001, as amended*. This approach aligns with municipal best practices, ensures that future spot amendments will not be repeatedly needed should legislation change, and shortens the length of the Procedure By-Law.

3. Updating that every Council and Committee meeting commences with a land acknowledgment.

Rationale: This update aligns with current practices at Council and Committee meetings. A definition for land acknowledgment will be considered to be added to the Procedural By-law at the April 9, 2024 General Committee when Parts 1 (Definitions) and 2 (Principles and Application) are scheduled to be reviewed in the section-by-section review of Stage 2 of the work plan.

4. Aligning consent items procedures in the Procedural By-Law with current practices.

Rationale: The current Consent Items portion of the By-Law states that consent items are listed. The proposed amendment modifies this section to reflect the current practices of listing all agenda items requiring approval on the agenda under their respective heading and approving them prior to proceeding with the items of business requiring debate. Further language is updated to reflect that Consent Items are not listed and to define how the current process works, and include exemptions where the consent item process would not function properly and not eligible for approval on consent. Further refinement of consent items are scheduled to be considered in the stage 2 section-by-section review of Part 8 in November 2024, including but not limited to, making items that were delegated on ineligible for approval on consent as discussed by members at the March 6, 2024 General Committee meeting.

5. Amending how minutes are presented to Council for confirmation to align with recent changes in practice.

Rationale: The exception of minutes resulting from a Confidential Session of each Council and Committee meeting being presented to Council at the next meeting for confirmation has been removed to align with the recent change in practice.

6. Revising receipt of motion requirements to reflect current practices.

Rationale: The current Procedural By-Law states that motions shall be signed by the mover and seconder. This signature requirement is no longer needed, impractical in largely paperless meetings or virtual formats, and recommended for removal.

Memorandum

Date: March 22, 2024

To: Members of Council

From: Steve Burke, Manager, Strategic Policy Planning, Planning Department

Subject: Agency Comments on Draft Future Caledon Official Plan

The purpose of this memo is to provide Council and the public with the agency comments received regarding the February 2024 Draft Future Caledon Official Plan.

On February 14, 2024 the draft Plan was circulated to agencies, stakeholders and residents, as identified in *Planning Act* notification requirements. Responses were received from the following agencies:

- Region of Peel
- Enbridge
- Bell
- Niagara Escarpment Commission
- Peel District School Board (PDSB)
- Ministry of Transportation (MTO)
- Nottawasaga Valley Conservation Authority (NVCA)
- Credit Valley Conservation (CVC)
- Toronto and Region Conservation Authority (TRCA)

The feedback was reviewed and considered in the preparation of the March 2024 Future Caledon Official Plan, which is recommended for adoption by Council.

Attachment 1 – Consolidated Region of Peel Comments, Plus Maps

Attachment 2 – Other Agency Comments

Attachment 1 - Consolidated Region of Peel Comments

Notes:

- Number references to specific policies, schedules or tables may be from previous drafts.
- The acronym RPOP means Region of Peel Official Plan.
- Region of Peel staff sometimes use the acronym COP, or the term Caledon Plan, to refer to the draft Future Caledon Official Plan.

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
General Comment	2041 Growth Targets	Chapter 1 and Policy 4.1.1	2041 targets are missing from plan, Table 4-1	Table updated.
General Comment	Employment Lands	Throughout Plan	Suggest defining "Employment Lands" RPOP: Employment land - land within employment areas.	Further changes from the Province are anticipate with respect to employment lands/areas. Propose to leave this for now. No public comments have indicated confusion/need for a definition.
General Comment	Terminology	adverse effects vs. negative impacts	Throughout the Caledon Plan, the terms impact, adverse impact, negative impact and adverse effects are used interchangeably. The terms 'adverse effects' and 'negative impacts' are defined in the Plan glossary whereas the others are not. The Plan should be reviewed to ensure the proper terminology is being applied to the policy.	Addressed
Part A: Introduction	Chapter 1: The Future Caledon Official Plan	1.4.5 d)	Revise - For conformity to the Regional Official Plan policy 7.3.4, the following revisions should be made. 'd) The delineations of the Natural Features and Areas designation and Supporting Features and Areas overlay designation are not precise. They <u>boundaries of the Natural Features and Areas</u> will be refined through studies in support of secondary plans and development applications as described in this Plan, to the satisfaction of the Town, <u>in consultation with the Region of Peel and other relevant agencies</u> .'	Addressed

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Part B: Managing Growth and Change	Chapter 4: Growth Management	4.1.6	<p>Not clear if the future area-specific policies for SGAs will address this? Town Policy 4.1.6 states that “Strategic Growth Areas are identified as Urban Centres on Schedule B1, Town Structure, and Schedule B2, Growth Management, of this Plan. Density targets for these areas will be established through an amendment to this Plan”.</p> <p>Seeking clarification on when the density target amendment is planned for.</p> <p>May not meet conformity requirements and requires discussion with Town staff. More detailed comments relating to Growth Management, Phasing and Services were provided to the Town through a letter dated February 9, 2024. (Comment ROP 119)</p>	In Chapter 22, Community Areas, a density target is provided for the Caledon GO Primary MTSA (Urban Centre). The policies also clarify that a density target will be provided for the Mayfield West Planned MTSA (Urban Centre) following the required ROPA.
Part B: Managing Growth and Change	Chapter 4: Growth Management	4.2.3	Consider adding "units with universal design" such that it would read: "This Plan encourages a wide range of forms of intensification, including infill of vacant and underutilized lots, redevelopment at higher densities, use of additional residential units, purpose-built rental, units with universal design, adaptive reuse, and development on former industrial and commercial sites, including brownfield sites. (Comment ROP 144)	“Units with universal design” is not related to the definition of intensification. Universal design addressed in Section, 9.10 (Housing).
Part B: Managing Growth and Change	Chapter 4: Growth Management	4.3.3 (4.4.3 a))	Noticed a potential conformity issue with RPOP 5.6.20.14.16 b) “provide for the substantial completion of complete communities within community and neighbourhood areas before new community and neighbourhood areas are opened up for development”	This is referring to Section 4.4.3. Will add relevant ROP policy to 4.4.3 a).
Part B: Managing Growth and Change	Chapter 4: Growth Management	4.3.3	Can we tie in Schedule F2 to the GMPP policies? Seeking to satisfy RPOP 5.6.20.14.16 g and h	No change. These policies are addressed in the Section 21 Secondary Plan policies.
Part B: Managing Growth and Change	Chapter 4: Growth Management	4.3.3 c)	Should add identifiable boundaries and NHS pieces as per RPOP (RPOP 5.6.20.14.16 a))	No change. This has been fulfilled in the development of secondary plan areas.
Part B: Managing Growth and Change	Chapter 4: Growth Management	4.3.3 h)	Could be expanded to add 'in accordance with master plans'. Should remove the word “new”	Addressed
Part B: Managing Growth and Change	Chapter 4: Growth Management	4.3.3 h)	Would like to see the word ‘feasible’ added to 4.3.3 h) , needs to be both engineering feasible and financially sustainable (RPOP 5.6.20.14.9 c))	Addressed

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Part B: Managing Growth and Change	Chapter 4: Growth Management	4.3.3 ii)	Sustainable transportation part met. Should mention the Caledon-wide multimodal transportation system that includes sustainable transportation and transit infrastructure and services. Possibly tie this in from the Secondary Plan section in the Town's plan	No change.
Part B: Managing Growth and Change	Chapter 4: Growth Management	4.4.2	Revise wording "Development and redevelopment should be staged and coordinated in alignment with the Region of Peel's Water and Wastewater Master Plan" to state that " will " be staged rather than should	Addressed
Part B: Managing Growth and Change	Chapter 4: Growth Management	4.4.2	4.4.2 ties back to the Regional OP, but it should clearly reference the GMPP criteria in the RPOP, and, list it out as noted town OP 4.3.3. Seeking to have 4.4.3 align with ROP criteria	Addressed. The ROP criteria referenced in ROP 5.6.20.14.16 have either been fulfilled in the Town's work to identify appropriate secondary plan areas, or are contained elsewhere in the Plan, such as 21.3.3, 21.3.6 and 21.3.7. We can add wording to address sub-sections b and g, and re-word 21.3.6 k) to align with sub-section j.
Part B: Managing Growth and Change	Chapter 4: Growth Management	4.4.2	Should be expanded to speak to transportation master plans and Capital Plans - See RPOP 5.6.20.11	Addressed. Reference Peel Capital Plan and Transportation Master Plan.
Part B: Managing Growth and Change	Chapter 4: Growth Management	4.4.2 and 4.4.3	Policy 4.4.2 and 4.4.3 need to be updated to be more consistent with section RPOP phasing policy 5.6.20.14.16. The way it is currently worded appears to be missing some of the requirements in the RPOP and should be revised to better align with the RPOP section on phasing requirements. Town plan should reference 'substantial completion' component of RPOP 5.6.20.14.16 (Comment ROP 121)	Addressed
Part B: Managing Growth and Change	Chapter 4: Growth Management	4.4.3 b)	Needs to mention financial sustainable part. Efficient part focusing on specific areas rather than entire new urban area – See RPOP 5.6.20.11. Low carbon energy systems is a good mention. Missing the feasibility assessments part (RPOP 5.6.20.14.16 j)), and also should be expanded new urban area wide, possibly as a stand-alone policy to not lose the intent of this policy.	Addressed. Added "financially sustainable" reference.
Part B: Managing Growth and Change	Chapter 4: Growth Management	4.4.3 iii)	Should mention restoration and enhancement of NHS. Town policy 21.3.6 j mentions enhancement – possibly tie it in? Should mention water and stormwater management objectives and requirements. (RPOP 5.6.20.14.16 d and e))	No change. See Chapter 21, Secondary Plans for this wording.

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Part B: Managing Growth and Change	Chapter 4: Growth Management	4.4.6	Seeking clarification on the implementation regarding newly inserted Town OP Policy 4.4.6 "The Growth Management and Phasing Plan will identify development priority areas for the 2021 to 2036 period. These areas have been prioritized because they best support the continuing evolution of Caledon into a more complete community." Does the Town need to have a set timeline?	No change. The final GMPP will establish phasing timelines. The OP may be amended or modified based on the final GMPP.
Part B: Managing Growth and Change	Chapter 4: Growth Management	4.5.2	"A settlement area boundary expansion may occur through a Region of Peel Official Plan Amendment in advance of a municipal comprehensive review, provided it is 40 hectares or less, ..." Please see the edits to policy above, which are needed to conform to RPOP policy 5.5.9. (Comment ROP A011)	Addressed
Part C: General Policies	Excess Soil and Fill	Currently not included	Add - Recommend adding a new chapter/section addressing excess soil policies to conform with the Growth Plan Policies 4.2.9.2 and 4.2.9.3. Need for Excess Soil and Fill policy conformity requirement in Section 36.1 of the Oak Ridges Moraine Conservation plan which needs for immediate inclusion in Section 13.7 of the Caledon Official Plan. Not to wait for separate LOPA on aggregate resources. (Comment ROP 215)	Policy 13.7.8 added (Part D).
Part C: General Policies	Chapter 5: Climate Change	General	As per RPOP Policy 2.5.9 "Establish corporate targets for greenhouse gas emissions and air pollution reductions to improve local air quality and address climate change.", each municipality is responsible for established corporate GHG emission and air pollution targets. The Caledon OP does mention GHG emission targets, specifically in section 5.1 (d) "support climate change mitigation by reducing greenhouse gas emissions in the Town by 36 per cent below 2016 levels by 2030 and reach net-zero emissions by 2050." However, can it be clarified whether "greenhouse gas emissions in the Town" as it is written in section 5.1 is inclusive of the organization (The Town of Caledon)? - If these targets include the Town of Caledon ("corporate emissions"), there is no concern, however, if it doesn't, ensuring that the Caledon OP will be updated when corporate emission targets are developed is needed.	No change. Resilient Caledon speaks to targets established in the most recent Corporate Greenhouse Gas Emission Reduction framework. Unsure whether these targets include the Town.

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Part C: General Policies	Chapter 5: Climate Change	5.1 a)	<p>Region of Peel OP 2.4.10: Direct the local municipalities in collaboration with the Region to undertake community energy and greenhouse gas emissions reduction planning in accordance with provincial guidance, including developing energy use and greenhouse gas inventories for local community emissions, establishing emission reduction targets, objectives or scenarios, and recommending strategies and actions to reduce emissions and promote low carbon energy alternatives.</p> <p>Peel Comment: Recommend to follow scientific targets and/ or work with the Region to align targets</p>	No action. Are there Regional targets? ROP does not speak to them. Resilient Caledon tagets were based on significant research, as is my understanding.
Part C: General Policies	Chapter 5: Climate Change	5.1 d)	<p>Region of Peel OP 2.4.12: Proactively engage all levels of government, the private sector, public organizations and the public to support implementation of climate change planning actions.</p> <p>Peel Comment: also include levels of government in climate work action planning</p>	No action.
Part C: General Policies	Chapter 5: Climate Change	5.4.4	<p>Green standards to include all applicable components related to climate change and energy:</p> <p>-renewable energy / alternative energy to be listed also (Comment ROP 067)</p>	Comment is noted. The Region can engage with the Town during the (Regional) modifications stage.
Part C: General Policies	Chapter 5: Climate Change	Currently not included	<p>Region of Peel OP 29.3.5: Encourage the local municipalities in conjunction with local distribution companies and other agencies, to implement provincial and other incentive programs that would reward homeowners and businesses for investing in energy efficient technologies, and reducing consumption</p> <p>Policy 5.9.43: Encourage the local municipalities to offer incentives to developers and contractors through the planning approval process to implement additional sustainable building and design standards beyond the minimum Ontario Building Code provisions.</p> <p>Peel Comment: include incentives for climate action and energy efficiency in new design and retrofits</p>	No action. This is an encouragement policy, not prescriptive conformity requirement. Such a decision for incentives would need to be discussed with other group within the Town before making policy commitments.

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Part C: General Policies	Chapter 5: Climate Change	Currently not included	<p>Region of Peel OP 2.4.9: In collaboration with the local municipalities develop and complete region-wide community greenhouse gas inventories in accordance with accepted methods and standards.</p> <p>Region of Peel OP 2.4.10 Direct the local municipalities in collaboration with the Region to undertake community energy and greenhouse gas emissions reduction planning in accordance with provincial guidance, including developing energy use and greenhouse gas inventories for local community emissions, establishing emission reduction targets, objectives or scenarios, and recommending strategies and actions to reduce emissions and promote low carbon energy alternatives.</p> <p>Peel Comment: Include creation of emissions inventories.</p>	Resilient Caledon speaks to developing greenhouse gas emission inventories. Caledon has chosen to lead this initiative in corporate wide documents as emissions reductions goes beyond land use planning.
Part C: General Policies	Chapter 5: Climate Change	Currently not included	<p>Region of Peel OP 3.7.14: Promote public awareness and education initiatives jointly with the local municipalities and other relevant agencies, on matters related to energy conservation and energy efficiency.</p> <p>Peel Comment: Promote awareness related to climate change, energy conservation and efficiency</p>	No change.
Part C: General Policies	Chapter 8: Economic Opportunities	8.2.4	Mayfield West MTSA is not delineated in the RPOP as a Primary or Secondary MTSA. As per RPOP Policy 5.6.17.19, "Planned Major Transit Station Areas shall only be delineated as a Primary or Secondary Major Transit Station Area through a Regionally initiated Official Plan Amendment in accordance with Section 16(16) of the Planning Act."	The erroneous reference to the Mayfield West <i>major transit station area</i> has been deleted.
Part C: General Policies	Chapter 8: Economic Opportunities	8.6.1 a) ii)	<p>Clarify - To be consistent with the Caledon Plan definitions should 'adverse effect' be used instead of 'negative impact'.</p> <p>'ii) The use is compatible with surrounding uses and will not have <u>an adverse effect</u> a negative impact on the enjoyment and privacy of neighbouring properties;'</p>	Edit made. Adverse effect is the correct term in this instance.
Part C: General Policies	Chapter 8: Economic Opportunities	8.6.2 a) i)	<p>Clarify - To be consistent with the Caledon Plan definitions should 'adverse effect' be used instead of 'negative impact'. It is recommended that the policy also be consistent with the complimentary policies within the section 8.6.</p> <p>'i) Not have a negative impact <u>be compatible with surrounding uses and will not have an adverse effect</u> on the enjoyment and privacy of neighbouring properties;'</p>	Edit made. Adverse effect is the correct term in this instance.

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Part C: General Policies	Chapter 8: Economic Opportunities	8.6.3 d)	<p>Clarify - To be consistent with the Caledon Plan definitions should 'adverse effect' be used instead of 'negative impact'. It is recommended that the policy also be consistent with the complimentary policies within the section 8.6.</p> <p>'d) Permitted uses should <u>be compatible with surrounding uses and will not have <u>an adverse effect</u> a negative impact</u> on the enjoyment and privacy of neighbouring properties.'</p>	Edit made. Adverse effect is the correct term in this instance.
Part C: General Policies	Chapter 9: Housing	9.1	<p>Re: Objectives – Consider draft PPS language for "additional needs" rather than "special needs."</p> <p>At the time the initial comment (above) was made, the PPS was expected to come into effect in Fall 2023. It has since been delayed. All references to "additional needs", including in the Glossary section, are suggested to revert to the existing definition of special needs in the PPS, 2020:</p> <p>Special needs: means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.</p> <p>A future iteration of this Plan should consider the Province's draft proposed Provincial Planning Statement that changes the term "special needs" to "additional needs". (Comment ROP 070)</p>	A non-profit agency requested this change and staff are supportive as it is based on language is considered appropriate by impacted groups.

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Part C: General Policies	Chapter 9: Housing	9.2.6 b)	<p>Opportunity to reference family-sized bedroom units in 9.2.6 b). Consider Brampton Plan section on family-friendly housing and multi-person units.</p> <p>3.3.1.55: New multi-unit developments in apartment form will be encouraged to deliver family-friendly units and ensure a mix of 2-bedroom and 3-bedroom units in Brampton to accommodate larger household sizes in denser forms. For developments in ownership and rental tenure, a minimum of 50% of larger-size units (2 bedrooms or above) is encouraged.</p> <p>Consider Mississauga Official Plan policy 5.2.4:</p> <p>To achieve a balanced mix of unit types and sizes, and support the creation of housing suitable for families, development containing more than 50 new residential units is encouraged to include 50 percent of a mix of 2-bedroom units and 3-bedroom units. The City may reduce these percentages where development is providing: a. social housing or other publicly funded housing; or b. specialized housing such as residences owned and operated by a post-secondary institution or a health care institution or other entities to house students, patients, employees or people with specific needs</p> <p>9.2.6 b): Suggest that the Town further clarify the words "high proportion" or remove these words. Consider referring to the Caledon (and Peel) new housing unit density target that states that 50% of new units should be a housing type other than detached or semi-detached units. (Comments ROP 067 and ROP 071)</p>	Modifications were made.
Part C: General Policies	Chapter 9: Housing	9.5.1 a)	Revise - 'a) Residential growth in the Rural System will be directed to rural <i>settlement areas</i> in order to maintain <u>a</u> contiguous <u>Prime Agricultural Area and Rural Lands</u> agricultural operations .'	Policy revised.
Part C: General Policies	Chapter 9: Housing	9.7 (and 17.6 and 17.9.1)	The additional residential unit (ARU) policies in 9.7, 17.6 and 17.9.1 need to be reviewed and updated to clarify the intent of the rural housing and ARU policies in the Prime Agricultural Area and Rural Lands designations, outside of Provincial Plan area, in accordance with the current Provincial Policy Statement. (Comments ROP 227 and ROP 228)	<p>Language has been added to Section 9.7 to confirm ADUs are permitted in accordance with the Provincial Policy Statement and Provincial Plans.</p> <p>Language in Chapter 17 identifies that ADUs are permitted in accordance with Provincial Plans</p>

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Part C: General Policies	Chapter 9: Housing	9.8	Appreciate 9.8.1 and 9.9.1. Suggest including a policy, perhaps in section 9.8 or 30.3, that more explicitly commits to updating affordability thresholds in a way that is consistent with the Provincial definition. This policy would respond to Regional Official Plan policy 5.9.9: Update housing affordability thresholds for low and moderate income households in accordance with provincial policy.	Wording has been added to Policy 9.8.1 and Section 30.3.
Part C: General Policies	Chapter 9: Housing	9.10.1 b) / 9.13.1	Suggest not having this policy under "Affordable and Attainable Housing" subsection as it speaks to the Peel-wide new housing targets on density and rental in addition to affordability. Create new subsection? (Comment ROP 148)	Policy moved to general housing policies section.
Part C: General Policies	Chapter 9: Housing	9.10.2	Regarding 9.10.2 d: The Town will work with the Peel Housing Corporation and other community based agencies in the provision of shared housing to support the Town's residents: Suggest that "Peel Housing Corporation" be replaced and revised such that the policy reads "The Town will work with the Region of Peel and non-profit organizations, and other community-based agencies in the provision of shared housing to support the Town's residents". The Peel Housing Corporation (PHC) is Peel's local municipal non-profit housing provider and they do not provide nor create shared housing. For instance, at Abbeyfield in Caledon, PHC leases some of the land to build the project but does not own the building or manage the project.	Policy revised.
Part C: General Policies	Chapter 10: Public Service Facilities	10.2.2	"Adequate and equitable access to community services and facilities will be encouraged by:..." We suggest adding the location of community services and facilities in visible and accessible areas within Caledon to this policy. (Comment ROP A032)	At this stage it cannot be incorporated. The Region can engage with the Town on this comment during the (Regional) modifications stage.
Part C: General Policies	Chapter 11: Transportation	Table C1 (now Table 11-1)	Re: Regional Arterials, "on-street parking discouraged" - Reference appropriate policy/by-law to confirm discouraging on-street parking. Should be confirmed since Peel cannot locate this policy. (Comment ROP 037)	This was a carryover from the Town's existing Official Plan. The words "on-street parking discouraged" have been deleted from the table row for Regional Arterials.

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Part C: General Policies	Chapter 11: Transportation	11.5.3 g)	<p>"The Town will work collaboratively with the Region of Peel, Metrolinx, Province, neighbouring municipalities and other appropriate jurisdictions to:</p> <p>g) protect the location for the future major transit station area in Mayfield West;"</p> <p>We ask that this policy be re-added to the draft Caledon Official Plan, in keeping with RPOP policy 5.6.19.15.</p>	Addressed. The requested policy has been reinstated. It is noted that the Mayfield West Secondary Plan in the 1978 Official Plan, as amended, would continue to apply to this area.
Part C: General Policies	Chapter 11: Transportation	11.8	Re: Transportation Demand Management – Consider adding ROP Policy 5.10.22, Transportation: "Ensure, in accordance with the requirements of the Region and the local municipalities, that development only proceed with adequate existing or committed improvements to regional transportation capacity and, if necessary, development be phased until that capacity is or will be available." (Comment ROP 124)	Refer to Policy 11.8.6.
Part C: General Policies	Chapter 12: Infrastructure	Introduction	This section references to the "Town's municipal infrastructure" ... the roads, bridges, recreational facilities and stormwater ponds. Does this include also include Regional infrastructure drinking water and wastewater services? It is unclear. (Comment ROP A033)	The preamble describes water and wastewater servicing in the first paragraph, which is a responsibility of the Region. The preamble states that "together with the Region, the Town will manage our municipal infrastructure so that it creates opportunities, while being effective, affordable, and sustainable over the long term". This section speaks to both Town and Regional infrastructure.
Part C: General Policies	Chapter 12: Infrastructure	12.2.4	<p>Previous comments provided by Regional staff remain relevant for the Town's consideration. The following new policy should be added to this section to address conformity to the Growth Plan, Provincial Greenbelt Plans and Lake Simcoe Protection Plan.</p> <p><u>"12.2.6 All new, expansions, or extensions of infrastructure shall be planned, designed and approved in accordance with the applicable policies of the Growth Plan, Greenbelt Plan, Oak Ridges Moraine Conservation Plan, Niagara Escarpment Plan and Lake Simcoe Protection Plan."</u></p> <p>(Comment ROP 239)</p>	Policy added.

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Part C: General Policies	Chapter 12: Infrastructure	12.3	Re: Drinking Water and Wastewater Servicing - add reference to this ROP Policy 6.5.2: "Require and provide full municipal sewage and water services to accommodate growth in the Urban System to the horizon of this Plan. The provision of full municipal sewage and water services in the Urban System will be subject to the Regional financial and physical capabilities." (Comment ROP 125)	Policy 12.3.8 has been added.
Part C: General Policies	Chapter 12: Infrastructure	12.3.1	Given that the Region of Peel owns, maintains and operates all the municipal water and wastewater assets for both lake-based and groundwater-based systems (i.e., treatment facilities, pumping stations, storage facilities, water mains, and sanitary sewers), this should be referenced in this section and in other relevant sections that mention infrastructure to support growth. Could be expanded upon to clearly reference both ground-based and lake-based drinking water, potentially expanded upon in section 15. (Comment ROP A035)	Comments are noted. The Region can engage with the Town during the (Regional) modifications stage
Part C: General Policies	Chapter 12: Infrastructure	12.3.2	Is a sunset clause needed? Seeking clarification from Town. (Comment ROP 142)	Comment was not addressed. The Region can engage with the Town during the (Regional) modifications stage.
Part C: General Policies	Chapter 12: Infrastructure	12.4	Re: Estate Residential - add reference to this ROP Policy 5.7.17.5 "Direct the Town of Caledon to consider new estate residential development only in the Palgrave Estate Residential Community or on other lands already committed for estate residential development as identified in its official plan, provided that such development: a) is compatible with the rural landscape and surrounding uses; b) protects the natural environment; c) is a logical extension of an existing estate area and servicing system; d) occurs in a phased manner; and e) has the necessary water and sewer services, taking into account consideration of financial and physical capabilities, and the suitability and availability of municipal servicing." This policy needs to be added to the Town's OP as there are estate areas outside of the 1976 Draft Plan Palgrave area. Seeking clarification if the Town's 'Bolton Golf Course Estate Residential' area will be included in the Phase 3 work, as per the policy "other lands already committed for estate residential development". (Comment ROP 126)	"Estate Residential Area" is a Town of Caledon Land use designation. Associated policies are in Section 17.12. Policies for the Palgrave Estate Residential Community (PERC) will be advanced in Phase 3 of the Official Plan Review.

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Part C: General Policies	Chapter 12: Infrastructure	12.4.3	There is no information on how water is provided in these estate lots (Palgrave), are they required to connect to a municipal system (water) (Comment ROP 160)	Policies for the Palgrave Estate Residential Community will be advanced in Phase 3 of the Official Plan Review.
Part D: Natural Environment System, Parks and Open Space	Chapter 14: Parks and Open Space	14.7.5	This policy is not consistent with Provincial Policy Statement policy 2.3.6.1 and should be revised to require confirmation there is an identified need within the planning horizon of the Plan for additional land to accommodate the proposed use similar to revisions made to the golf course policy in section 17.8.1 by adding the following new clause: <u>"f) a need for the proposed use, and for additional land to accommodate the proposed use have been identified within the planning horizon of this Plan."</u> (Comment ROP 276)	Addressed
Part D: Natural Environment System, Parks and Open Space	Chapter 15: Source Water Protection	15.4.4 a)	Clarify - The removal of the vulnerability score from this policy looks to be an editorial error.	The wording has been restored.

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Part D: Natural Environment System, Parks and Open Space	Chapter 16: Natural and Human-made Hazards	16.2 and 16.2.1	<p>Confirmation should be provided by the Conservation Authorities that the policies in this section are consistent with Provincial policy requirements under the Planning Act and the policy and regulatory requirements for natural hazards under the Conservation Authorities Act.</p> <p>Policy 16.2.1 - should be revised to apply to all lands subject to natural and human-made hazards and not only already developed areas and address the direction in the Provincial Policy Statement (Policy 3.1.1) that all development be generally directed to areas outside of natural and human-made hazards. Recommended revisions to be confirmed by the Town and Conservation Authorities are provided below:</p> <p>16.2.1 The Town will support and implement work by the Region and Conservation Authorities to identify areas at risk from natural hazards where development is to be restricted and/or prohibited, based on spatial analysis and climate projections. For already-developed areas <u>lands subject to natural and human-made hazards</u>, the Town will: ...</p> <p>b) the hazards can be mitigated in a manner consistent with the policies of this Plan and other relevant agencies through the <u>required implementation of specific restrictions and conditions such as</u> low impact development, green infrastructure and/or stormwater management practices, as applicable; and,'</p> <p><u>c) generally direct development to locations outside of hazardous lands and hazardous sites in accordance with provincial policy and the regulatory requirements of the Conservation Authorities; and,</u></p> <p>e) d) <u>d) prohibit development'</u> (Comments ROP 285 and ROP 287)</p>	<p>The Conservation Authorities have been provided opportunities to provide comments on the entire Draft Plan, any CA comments on Chapter 16 have been reviewed and addressed as appropriate.</p> <p>The current draft of this policy reflects elements of both Regional and Conservation Authority comments.</p>
Part D: Natural Environment System, Parks and Open Space	Chapter 16: Natural and Human-made Hazards	16.3.4 b)	<p>Revise - b) studies to determine the long-term stable slope line should be in accordance with MNRF Provincial Technical Guides and Conservation Authority Authorities' technical <u>guidelines and</u> guidance;</p>	The policy has been revised as requested.

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Part D: Natural Environment System, Parks and Open Space	Chapter 16: Natural and Human-made Hazards	16.4.4	<p>Chapter 16 Natural and Human-made Hazards - confirmation should be provided by the Conservation Authorities that the policies in this section are consistent with provincial policy requirements under the Planning Act and the policy and regulatory requirements for natural hazards under the Conservation Authorities Act.</p> <p>Reference to special policy area has been removed. CAs to confirm if removal is appropriate.</p> <p>Revise - '16.4.4 - For public safety purposes, the following uses will be prohibited on any parcel of land that is wholly or partially hazardous lands, and hazardous sites <u>or designated as a special policy area</u> where the use is:' (Comment ROP 288)</p>	The comment is noted. Specific Provincial authorization is required for modification of policies associated with the Bolton Special Policy Area. The Town is currently working with the Province towards the completion and authorization of updated Bolton Special Policy Area policies outside of the Official Plan Review. It is the intent of the Town that such policies be brought forward through an Official Plan Amendment later in 2024.
Part D: Natural Environment System, Parks and Open Space	Chapter 16: Natural and Human-made Hazards	16.4.8	<p>Conformity - Revision is needed for conformity to the Regional Official Plan policy 2.16.11.7 c).</p> <p>'d) proposes revisions to the <u>land use designations</u>, boundaries or policies of an existing special policy area.'</p>	The policy has been revised as requested.
Part D: Natural Environment System, Parks and Open Space	Chapter 16: Natural and Human-made Hazards	16.5.1	<p>Revise - Policy 16.5.1 reference should be revised to Figure D10.</p> <p>'16.5.1 ...Refer to Figure <u>D10</u> D9, Potential Hazardous Forest Types for Wildland Fire.'</p> <p>Previously proposed wording has been incorporated.</p> <p>Figure has been included and conforms to Regional Official Plan. (Comment ROP 293)</p>	Addressed
Part D: Natural Environment System, Parks and Open Space	Chapter 16: Natural and Human-made Hazards	General	Many new policies have been added throughout this section. Confirmation should be provided by the Conservation Authorities that the policies in this section are consistent with provincial policy requirements under the Planning Act and the policy and regulatory requirements for natural hazards under the Conservation Authorities Act.	The Conservation Authorities have been provided opportunities to provide comments on the entire Draft Plan, any CA comments on Chapter 16 have been reviewed and addressed as appropriate.

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Part E: Rural System	Chapter 17: Agricultural and Rural Lands	17.2.2 a)	<p>See missing references in comparison to below as recommended:</p> <p>17.2.2 Land Use Compatibility</p> <p>a) Where agricultural uses and non-agricultural uses interface outside of settlement areas, land use compatibility will be achieved:</p> <p>i) in accordance with all applicable Municipal by-laws;</p> <p>ii) in accordance will <u>with</u> all Provincial <u>land use compatibility</u> requirements, including in Provincial <u>policies and</u> Plans, and Minimum Distance Separation including minimum distance separation formulae in prime agricultural area and rural lands designations, as applicable;...” (Comment ROP 277)</p>	Edits made to policy.
Part E: Rural System	Chapter 17: Agricultural and Rural Lands	17.2.2	<p>Add - The policy is silent on the possible requirement for an agricultural impact assessment to determine land use compatibility as part of a development application for a a non-agricultural use. A new policy under this section is suggested.</p> <p><u>'17.2.2 c) an agricultural impact assessment, prepared in accordance with Provincial and Municipal guidelines, may be required to evaluate land use compatibility and adverse effects.'</u></p>	Policy added.

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Part E: Rural System	Chapter 17: Agricultural and Rural Lands	17.3 and 17.4	<p>Sections 17.3 and 17.4 - contain preamble type language in several policies referencing the policies establishing where "agriculture-related uses" and "on-farm diversified uses" are permitted by the Plan (e.g., "Where agriculture-related uses are permitted by this Plan..." and "Where on-farm diversified uses are permitted by this Plan...". The Town may wish to review the structure for these references for consistent formatting. For example the following edit to 17.3.1 would make the policy consistent to 17.4 preamble and 17.4.1:</p> <p>17.3 Agriculture-related Uses</p> <p><u>Where agriculture-related uses are permitted by this Plan, the policies of this section apply.</u></p> <p>17.3.1 Where agriculture-related uses are permitted by this Plan, the policies of this section apply. On lands subject to the Niagara Escarpment Plan, Oak Ridges Moraine Conservation Plan or Greenbelt Plan, agriculture-related uses will be subject to the relevant policies of these Plans in addition to the policies in this Plan. In case of conflict, refer to Part A. (Comment ROP 300)</p>	Addressed
Part E: Rural System	Chapter 17: Agricultural and Rural Lands	17.4.10 a)	<p>Clarify - To be consistent to the policies of Section 17, should 'adverse effect' be used instead of 'impact', as the Plan has used and defined adverse effect.</p> <p>"a) the nature of the on-farm diversified use and the potential impacts <u>adverse effects</u> of the use on adjacent land uses and the character of the area; and,"</p>	Policy revised.
Part E: Rural System	Chapter 17: Agricultural and Rural Lands	17.4.12	<p>Clarify - To be consistent to the policies of Section 17, should 'adverse effect' and 'negative' impact be used.</p> <p>"17.4.12 The Special Events By-law referred to in Section 17.4.11 will establish controls on the duration, number and intensity of permitted special events on a case-by-case basis based on the location of property and the potential <u>negative impacts and adverse effects</u> of the proposed special events. In addition, the Special Events By-law will set out insurance, traffic management and fire and life safety requirements, amongst other matters."</p>	Policy revised.

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Part E: Rural System	Chapter 17: Agricultural and Rural Lands	17.4.14	Revise - "17.4.14 Development or site alteration associated with an on-farm diversified use is not permitted within <i>key natural heritage features</i> , <i>key hydrological features</i> or any associated minimum vegetation protection zone, except for expansions to legally existing buildings and structures if it is demonstrated."	The Future Caledon OP uses the defined term variant "key hydrologic features". The term used has been italicized.
Part E: Rural System	Chapter 17: Agricultural and Rural Lands	17.6.1	Revise - The Caledon Plan policies 3.1.2 a) and 17.0 state that the Rural System is comprised of rural areas and Prime Agricultural Areas. However, Caledon Plan policy 17.6.1 references 'agricultural areas'. The policy should be revised. "17.6.1 Where an additional residential dwelling unit is permitted within agricultural areas <u>Prime Agricultural Areas</u> and rural lands by this Plan, the following policies will apply:"	Policy revised.
Part E: Rural System	Chapter 17: Agricultural and Rural Lands	17.6.1 d)	The additional residential units (ADU) policies in 9.7, 17.6 and 17.9.1 need to be reviewed and updated to clarify the intent of the rural housing and ARU policies in the Prime Agricultural Area and Rural Lands designations, outside of Provincial Plan area, in accordance to the current PPS. Caledon Plan ADU policy 9.7.2 states "Where one additional residential unit is developed through an ancillary structure, a maximum of two residential units will be permitted in the primary building. Severances of ancillary structures will not be permitted." Caledon Plan Rural Housing policy 17.6.1 d) states "The future severance of additional residential units subject to the Greenbelt Plan, Oak Ridges Moraine Conservation Plan or the Niagara Escarpment plan is prohibited." This leads to ambiguity between the proposed policies and if severances could be permitted in areas outside of these Provincial Plans. The Provincial Policy Statement 2.3.4.3 also states that the creation of new residential lots in the Prime Agricultural Area is also not permitted unless for surplus farm residents due to farm consolidation. Proposed policy 17.6.1 d) should be revised to reflect proposed policy 9.7.2 that restricts all additional residential units from future severance throughout the Town. (Comment ROP 309)	Policy revised.
Part E: Rural System	Chapter 17: Agricultural and Rural Lands	17.9.1 a)	Housekeeping - As no 17.9.1. b) has been included, it is unclear if there is a missing policy section. Consider restructuring the policy section if there is no 17.9.1 b). (Comment ROP 313)	Addressed

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Part E: Rural System	Chapter 17: Agricultural and Rural Lands	17.9.2 a)	<p>Policy 17.9.2 a) vi) - has been added to the policy to allow for the creation of residential lots in accordance with Provincial legislation. It is unclear why this clause has been added as this section includes criteria that comprehensively address the circumstances when new lots may be permitted in accordance with the currently in effect PPS and Provincial Plans. The Town should consider removing the clause as it is open ended and being proposed without the benefit of knowing if and what future lot creation provincial legislation may or may not permit within Prime Agricultural Areas.</p> <p>Policy 17.9.2 ix) - should be removed from Policy 17.9.2 as it is not related to lot creation and included as a separate stand-alone policy in Section 17.9 Prime Agricultural Area Designation. (Comment ROP 319)</p>	<p>The comment regarding Policy 17.9.2 a) vi) is noted.</p> <p>Policy 17.9.2 a) ix) has been relocated as Policy 17.9.4.</p> <p>Note for future Regional modification: Policies 17.9.3 and 17.9.4 should be renumbered as 17.9.2 c) and 17.9.2 d).</p>
Part E: Rural System	Chapter 17: Agricultural and Rural Lands	17.11.3 a), b) and d)	<p>Re: Policy 17.11.3 a) iv) - The Caledon Plan policies 3.1.2 a) and 17.0 state that the Rural System is comprised of rural areas and Prime Agricultural Areas. However, Caledon Plan policy 17.11 a) iv) references 'agricultural areas'. The policy should be revised. Also, to be consistent to the policies of Section 17, should 'adverse effect' be used instead of 'impact', as the Plan has used and defined adverse effect. The policy is also silent on the adverse effects to the Agricultural System.</p> <p>'17.11.3 a) iv) address impacts adverse effects to Agricultural System, the Prime Agricultural Areas and Rural Lands;'</p> <p>Re: Policy 17.11.3 b) v) – Revise – 'v) ensuring adequate separation distance,, including minimum distance separation, where applicable; application, and,'</p> <p>Re: Policy 17.11.3 d) – Revise – 'd) An agricultural impact assessment, prepared in accordance with Provincial and Municipal guidelines, may be required.' (Comments ROP 322 and 324)</p>	Addressed
Part E: Rural System	Chapter 18: Villages and Hamlets	18.4.4 b)	<p>Clarify - Should reference also be given to 'adverse effects' in addition to negative impacts, based on the glossary definition of the difference between these two terms. Or is only reference to 'adverse effects' required based on the policies listed under 18.4.4 b).</p> <p>'b) Development in Rural Commercial Areas will be compatible with adjacent low rise residential uses, and mitigate adverse effects and negative impacts, noise, through the design and implementation of:'</p>	Addressed. Additional text added, but reference to noise is retained for consistency with other policies in Part E and in recognition of public feedback.

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Part F: Urban System	Strategic Growth Areas	N/A	Could not find the comprehensive planning for Strategic Growth Areas policies (ROP 5.6.17.9) in the Town OP – particularly interested in satisfying ROP 5.6.17.9 subclause d) which relates to phasing plans and subclause and e) which pertains to land use compatibility. (Comment ROP 120)	All lands in the urban system are required to undergo secondary planning, and potentially tertiary planning. Chapter 21, Planning the Urban System, and Chapter 22, New Community Areas (Urban Centres) provide guidance.
Part F: Urban System	Chapter 21: Planning the Urban System	21.1.1 a) ii)	Policy 21.1.1 a) ii) - Recommend deleting and replacing "...to protect restore and enhance natural features and areas <u>heritage system</u> and water resource system features and areas and provide parks, open spaces, and stormwater management; and," <u>to be consistent with the policies of Part D Environment and Open Space System and the policy direction in the PPS and Region of Peel Official Plan.</u> " (Comment ROP 331)	A Regional modification to this policy may be required.
Part F: Urban System	Chapter 21: Planning the Urban System	21.1.7	What would constitute a secondary plan being "sufficiently advanced"? Will Town staff seek input from agencies on whether a development application can be advanced?	Sufficiently advanced is intended to be at the discretion of the Chief Planner, in his/her professional opinion that, for example, relevant technical review matters have been addressed and issues resolved.
Part F: Urban System	Chapter 21: Planning the Urban System	21.3	RPOP policy needs to be included "5.6.20.14.15 Permit approval of secondary plans by local municipalities within the 2051 New Urban Area to proceed only in accordance with staging and sequencing plans to the satisfaction of the Region."	Policy 21.3.7 has been revised.
Part F: Urban System	Chapter 21: Planning the Urban System	21.3.6 h)	Clarify - Does the Town mean 'adverse effects'? 'h) policies that provide for the orderly transition from agriculture and related uses that enable agricultural uses to continue for as long as practical and mitigate and/or minimize <u>adverse effects</u> impacts ;	Policy revised.
Part F: Urban System	Chapter 21: Planning the Urban System	21.3.6 j)	Revise - To be consistent with other policies of the Caledon Plan and ROP, the following revision is suggested. "j) policies on how the Natural Environment System within the secondary plan area is to be protected, <u>restored</u> and potentially or, where possible, enhanced;	Policy revised.
Part F: Urban System	Chapter 21: Planning the Urban System	21.4	Could add " <u>policies and vision</u> "	Policy revised.

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Part F: Urban System	Chapter 21: Planning the Urban System	21.4.3	add "implementation of the recommendations of subwatershed studies on a sub area basis", "layout of the transportation system" - 21.4.3 e) modify "land needs for future enhancement or expansion to transit corridors and station infrastructure",	Policy revised.
Part F: Urban System	Chapter 21: Planning the Urban System	21.4.3 a)	Revise - To be consistent and give reference back to the Natural Features and Areas designation in Plan section 13.3, the following revision is suggested. ' a) delineation, protection and enhancement of <u>Natural Features and Areas</u> , including linkages;'	Policy revised.
Part F: Urban System	Chapter 21: Planning the Urban System	21.4.6	"The Town may prepare, or require the preparation of, a tertiary plan to provide detailed direction for a defined area where one or more of the following elements from Schedule B1, Town Structure, is to be implemented, particularly in urban areas planned for intensification..." How is it decided whether Caledon or an applicant prepares the tertiary plan?	The policies have been updated. A secondary plan will indicate where a tertiary plan would be required.
Part F: Urban System	Chapter 22: Community Areas	22.3.2 a)	"Lands within the Caledon GO major transit station area will be used primarily for residential purposes. Supporting commercial, institutional and open space uses are also permitted. A wide range of dwelling unit types are permitted, except for single detached and semi-detached dwellings." A broad range of uses should be permitted within this Primary MTSA in keeping with RPOP policy 5.6.19.10 c. This would also be more in keeping with the objective for Urban Centres set out by draft COP policy 22.3.1 a) ("permit a broad range of uses and intense forms of residential, office and commercial development to support the development of complete communities;".	The Urban Centre policies have been revised. Refer to Policy 22.3.2 a). Note: The majority of the Caledon GO MTSA is subject to the proposed Caledon Station Secondary Plan, appealed to the OLT, and subject to settlement discussions, which the Region is party to.
Part F: Urban System	Chapter 22: Community Areas	22.3.3 d)	"Any other future primary major transit station area will be delineated through <u>a Regionally initiated amendment to the Region of Peel Official Plan in accordance with Section 16(16) of the Planning Act study</u> , which will also recommend a minimum planned density. <u>The Town shall undertake comprehensive planning for future primary major transit station areas to address the study requirements established by Regional policies.</u> " The changes above are needed to reflect RPOP policy 5.6.19.10 and 5.6.19.17. (Comment ROP 123)	Policy revised.

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Part F: Urban System	Chapter 22: Community Areas	22.3.4 b)	<p>"b) Surface parking lots will be limited in area with at least 80 percent of the required parking planned to be provided in underground or above-ground structures. Existing surface parking lots that do not meet major transit station area objectives will be encouraged to redevelop. Prior to the build out of the Caledon GO major transit station area, temporary surface parking may be utilized."</p> <p>The addition above is needed to reflect RPOP policy 5.6.19.14. This policy could also be added in elsewhere in the draft Official Plan.</p>	Policy revised.
Part F: Urban System	Chapter 22: Community Areas	22.3.4 f)	<p>To address RPOP policy 5.6.19.10 d) for the Caledon GO Primary MTSA, please include more detail regarding the character of this station area.</p> <p>Please also add a criterion around addressing land use compatibility to draft policy 22.3.4 f), as per RPOP policy 5.6.19.10 h). (Comment ROP A063)</p>	The character of the MTSA is described in the introduction and objectives. Added a subsection g) to Policy 22.3.4 g) to address RPOP Policy 5.6.19.10 h).
Part F: Urban System	Chapter 22: Community Areas	22.3.4 h)	<p>Please include a policy that speaks RPOP 5.6.19.12 around the status of transit infrastructure when planning for MTSA's. This consideration could be added to the criteria outlined in draft policies 22.3.4 h) and 22.4.4 m). (Comment ROP A065)</p>	Added to Policy 22.3.4 i) (formerly h)) and Policy 22.4.4 m).
Part F: Urban System	Chapter 22: Community Areas	22.4	<p>References to the Mayfield West Planned MTSA study have been removed.</p> <p>We continue to encourage the inclusion of language from RPOP policy 5.6.19.16 around working jointly with Peel Region and the Province to monitor the status of transit infrastructure, land use changes, and strategic considerations to consider reclassifying Planned MTSA's as Primary or Secondary MTSA's. (Comment ROP A067)</p>	Language based on RPOP Policy 5.6.19.16 has been added to the beginning of Section 22.4, Neighbourhood Centre Designation, because that is where it seemed to fit best.

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Part F: Urban System	Chapter 22: Community Areas	22.4.3 a) & b)	<p>"a) Buildings as high as 12 storeys may be permitted. Lower building heights and/or greater setbacks and stepbacks will be required adjacent to existing and planned low rise neighbourhoods.</p> <p>b)The planned minimum density on the lands within the Mayfield West major transit station area is 100 people and jobs combined per gross hectare. Given the time it will take for this area to be fully built out, the planned minimum density may not be achieved until beyond the planning period established by this Plan."</p> <p>RPOP policy 5.6.19.17 Planned Major Transit Station Areas shall only be delineated as a Primary or Secondary Major Transit Station Area through a Regionally initiated Official Plan Amendment in accordance with Section 16(16) of the <i>Planning Act</i>. HUB-2 Mayfield West is identified as a Planned MTSA by Table 5 – a minimum density has not yet been established.</p>	<p>Section 2.4, Neighbourhood Centre Designation, and references to the Mayfield West Planned MTSA, have been updated.</p> <p>Note: The Mayfield West Secondary Plan in the 1978 Official Plan, as amended, will continue to apply (see Part A, Section 1.2, of the draft Future Caledon OP).</p>
Part F: Urban System	Chapter 22: Community Areas	22.4.4 b)	<p>"Surface parking lots for mixed use buildings within the Mayfield West major transit station area will be limited in area with at least 80 percent of the required parking planned to be provided in underground or above-ground structures. Existing surface parking lots that do not meet major transit station area objectives will be encouraged to redevelop. Prior to the build out of the Mayfield West major transit station area, temporary surface parking may be utilized. Existing surface parking lots within the Caledon GO major transit station area will be encouraged to redevelop."</p> <p>The addition above is needed to reflect RPOP policy 5.6.19.14. This policy could also be added in elsewhere in the draft Official Plan.</p>	Policy revised.
Part F: Urban System	Chapter 22: Community Areas	Additional Policy	Please add a policy which speaks to supporting growth and improving multi-modal access and connectivity on lands within delineated Major Transit Station Areas that have limited redevelopment potential, as per RPOP policy 5.6.19.13.	<p>Wording based on RPOP Policy 5.6.19.13 has been added as Policy 22.3.4 j).</p> <p>However, clarification is requested as to what "supporting growth" on lands with limited development potential in the MTSA would mean.</p>

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Part F: Urban System	Chapter 22: Community Areas	Additional Policy	We encourage the Town to add transition policies to navigate the implementation of the new MTSA policies - i.e., policies to address the time period between the approval of the new Caledon Official Plan and the introduction of the updated zoning by-law.	<p>Policy 22.2.2 addresses permitted uses in New Community Areas prior to secondary plan approval. As noted elsewhere, the majority of the Caledon GO MTSA would be subject to the proposed Caledon Station Secondary Plan.</p> <p>The Dry Industrial portion of the MTSA will remain subject to the 1978 Official Plan. It is also part of the potential Regional Employment Area conversion (ROPA) at the intersection of King St. and Humber Station Rd (local Dry Industrial designation).</p> <p>In the case of the Mayfield West Planned MTSA, as noted elsewhere, the MTSA has yet to be delineated and the Mayfield West Secondary Plan in the 1978 Official Plan would continue to apply (i.e., until it is reviewed and incorporated into Future Caledon through a future phase of the OP Review). In both cases, the Regional OP MTSA objective/policies would apply.</p>

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Part F: Urban System	Chapter 23: Employment Areas	N/A	Does Caledon intend to keep the lands designated Employment Area in the Bolton GO MTSA as employment? The MTSA is subject to RPOP 5.8.36 which allows the integration of non-employment uses subject to meeting the policy criteria. The lands in question are currently designated 'dry industrial' in the in-effect Schedule C - Bolton Land Use. (Comment ROP 192)	No change. The "Dry Industrial" lands within and adjacent to the Bolton GO Primary MTSA (known as the Caledon GO Primary MTSA in Future Caledon) would remain subject to the 1978 Official Plan and will potentially be converted to non-employment uses through a ROPA (active file). An analysis that supported this change was done as part of the Caledon MTSAs Study, and previously provided to the Region. There may be an opportunity to implement RPOP Policies 5.8.36-37 (for the Dry Industrial lands within the Bolton GO Primary MTSA) through the ongoing Bolton Secondary Plans Review, based on the analysis conducted through the Caledon MTSAs Study.
Part F: Urban System	Chapter 23: Employment Areas	23.1.8	Minor housekeeping edit required: 'Employment Areas will be developed in accordance with the Town's Growth Management and Phasing Plan, and the provision of Regional services such as water, wastewater, and transportation, and based on availability of servicing capacity and budget allocation.' (Comment ROP 187)	Addressed
Part F: Urban System	Chapter 23: Employment Areas	23.3.2	Policy is part of 23.3.1 (RPOP 5.8.34). Should be merged with 23.3.1 or rewritten to read: <u>Notwithstanding Policy 23.3.1</u> , For the purposes of this policy , major retail, residential and non-ancillary uses are not considered employment uses unless already permitted by a designation identified in the employment area of the Town's Official Plan.	This clause was accidentally numbered. It is now showing as part of Policy 23.3.1.

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Part G: Implementation	Chapter 24: Official Plan Amendments	24.1.3	Conformity - The policy removes reference to the need for settlement area boundary expansions to be considered as part of a municipal comprehensive review. This is not in conformity to PPS policy 1.1.3.8.	Policy 24.1.3 is in conformity. It directs the reader to the relevant policies in Part B, Section 4.5, Settlement Area Boundary Expansions, of the Plan, which clearly state that a settlement area boundary expansion may only occur through a municipal comprehensive review.
Part G: Implementation	Chapter 24: Official Plan Amendment	24.3.2	<p>"Each secondary plan will be based on the following studies prepared to the satisfaction of the Town in accordance with all applicable terms of reference..."</p> <p>The studies outlined in this policy should further align with RPOP policy 5.6.20.14.17 (page 152) - i.e., include an aggregate resource impact assessment within any High Potential Mineral Aggregate Resource Areas (HPMARA) and on adjacent lands to HPMARA. (Comment ROP 109)</p>	Policies revised to address missing pieces from RPOP policy 5.6.20.14.17.
Part G: Implementation	Chapter 24: Official Plan Amendment	24.3.2	Modify 24.3.2 'phasing plan policy' by adding reference to master plans "in accordance with Regional requirements, and approved master plans , including the feasibility and capacity of public infrastructure required for development' (Comment ROP 130)	Policy revised.

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Part G: Implementation	Chapter 24: Official Plan Amendment	24.3.2 b)	<p>Revise - As these policies are directed to mitigate the adverse effects of the secondary plan area on the Agricultural System (PAA, Rural Lands and agri-food network) that abuts or is adjacent to the proposed secondary plan area, the following revisions are needed to remove reference to the assessment of adverse effects and mitigation being dependent on the perceived future development potential of lands outside of the approved urban/settlement boundary.</p> <p>'24.3.2.b) an agricultural impact assessment, <u>in accordance with terms of reference prepared to the satisfaction of the Town and Region</u>, if the secondary plan area abuts or is adjacent to agricultural areas outside the settlement area, which includes:'</p> <p>'24.3.2.b ii) recommendations on how to avoid, minimize and/or mitigate <u>adverse effects</u> impacts, with such recommendations considering the potential for such lands to be urbanized in the future;</p> <p>'24.3.2.b iii) recommendations to minimize impacts to adjacent agricultural operations outside the settlement area including <u>edge-planning policies and</u> measures such as locating compatible/less sensitive land uses, buffering and landscaping, <u>to minimize and/or mitigate adverse impacts to the adjacent Agricultural System;</u> with such recommendations considering the potential for such lands to be urbanized in the future;</p> <p>'24.3.2.b iv) policies to provide for an orderly transition from agriculture <u>within the secondary plan area</u>, allowing such uses to continue for as long as practical, provided such uses do not compromise the achievement of other complete community planning objectives; and,'</p> <p>'24.3.2.b v) <u>identification and mapping of any required Provincial minimum distance separation formulae setbacks that extend into the secondary plan with policies to prohibit development within the setback and to remove setback restrictions if and when the livestock facilities are removed;</u> v) recommendations to avoid, minimize and mitigate adverse impacts of development on existing mineral aggregate operations; (Comment ROP 334)</p>	<p>Policy 24.3.2 has been revised to more closely align with RPOP policy 5.6.20.14.17 as requested in another comment. It is noted that the beginning of Policy 24.3.2 already mentioned applicable terms of reference. The revisions requested here have been incorporated into the revised policies.</p> <p>See below.</p>

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Part G: Implementation	Chapter 24: Official Plan Amendment	24.3.2 N/A	Add – “24.3.2 XX) on lands adjacent to High Potential Mineral Aggregate Resources Areas, an aggregate resource impact assessment in accordance with terms of reference prepared to the satisfaction of the Region and Town, and addressing the following: i) an assessment of whether proposed development would preclude or hinder access to mineral aggregate resources; ii) if applicable, a detailed evaluation of potential impacts of development on future potential aggregate operations; and iii) recommendations to avoid, minimize and mitigate adverse impacts of development on potential future aggregate operations.” (Comment ROP 334)	See above. The requirement for the aggregate resource impact assessment has also been added to Policy 24.3.2.
Part G: Implementation	Chapter 24: Official Plan Amendment	24.4.3 (see 21.4.2)	Re: former block plan policies - Revised wording could be adding at the end: "Block plan approval shall take place before approval of any of the applications." (Comment ROP 131)	Please review the updated secondary and tertiary planning policies in Chapter 21, Planning the Urban System, particularly Policy 21.4.2.
Part G: Implementation	Chapter 27: Development Application Requirements	27.2.2	Thank you for the response to my comments. One point I thought I would further elaborate on is regarding my earlier comments to have the local Official Plan align and meet the objectives of the approved Healthy Development Framework. Specifically, there should be consideration for: -A policy outlining that this health assessment should be completed to the satisfaction of the local municipality, with results reported to council. We recommend the following revision: Revision: Policy Section 27.2.2 -A health assessment as in alignment with Peel Public Health's Healthy Development Framework (HDF), with the results reported to Council.	Policy 27.2.2 has been revised, and similar wording has been added to Policy 24.3.2 f).
Part G: Implementation	Chapter 27: Development Application Requirements	27.3.2	Re: former Evaluation Criteria section - Recommended to add to the list 'conformity with Town and Regional master plans' and 'the capacity and planned delivery of infrastructure, including water and wastewater servicing, and roads, transportation facilities and public transit' – suggestion borrows wording from Town Policy 25.3.4 (Comment ROP 128)	The deleted Evaluation Criteria section was not required. The Regional requirements are addressed by other policies throughout the Plan (e.g., 21.1.9, 21.3.2 c), 21.4.3 p) and s), 24.3.2 f)). Development proposals will be evaluated based on the policies of the RPOP, Future Caledon, Provincial plans, etc.

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Part G: Implementation	Chapter 31: Glossary	Affordable residential unit	No concerns regarding the definition. However, it does not seem to be referenced within the main body of the Plan. Could instances of "affordable housing" be replaced with "affordable residential unit" where appropriate?	Changed definition to affordable housing
Mapping: Schedules	Urban Boundary	Schedules B1 and B2	<p>Boundaries of the Urban Area/ Urban Boundary shown on several schedules do not align with the Urban System shown on RPOP Schedule E-1. This is primarily along the GTAW corridor in the 2051 New Urban Area. There is also a small misalignment north of King Street, between The Gore Road and Centreville Creek Road.</p> <p>Due to Bill 162, the Urban System may need to be extended in the area north of Healey Road to align with the boundaries of the Urban System after provincial modification of the RPOP in November 2022. See provided maps 01, 02, and 03.</p>	Regional Urban Boundary matches Peel along highway preferred route except for Brampton-Caledon Airport, Campbell's Cross, Victoria, and Wildfield
Mapping: Schedules	2051 New Urban Area	Schedule B2	<p>Boundaries of the 2051 New Urban Area shown on Future Caledon Schedule B2 do not align with the boundaries shown on RPOP Schedule E-1. This is seen along the GTAW corridor. The Brampton-Caledon Airport, Victoria, Campbell's Cross, and a small piece of land near Emil Kolb Parkway and King Street are identified as 2051 New Urban Areas on Future Caledon Schedule B2; these areas are not identified as 2051 New Urban Areas on RPOP Schedule E-1.</p> <p>Due to Bill 162, the 2051 New Urban Area may need to be extended in the area north of Healey Road to align with the boundaries of the 2051 New Urban Area after provincial modification of the RPOP in November 2022. See provided maps 04, 05, & 06.</p>	Regional Urban Boundary is same as Schedule E4 Regional Urban Boundary except for Brampton-Caledon Airport, Campbell's Cross, Victoria, and Wildfield.
Mapping: Schedules	BUPA	Schedule B2	The BUPA on Future Caledon Schedule B2 extends outside of the municipal boundary. See provided map 07.	Addressed
Mapping: Schedules	Designated Greenfield Area	Schedule B2	<p>The boundaries of the DGA shown on Future Caledon Schedule B2 do not align with the boundaries of the DGA shown on RPOP Schedule E-3. This is primarily along the GTAW corridor. This is also seen in Caledon East, in the north and southeast.</p> <p>Due to Bill 162, the DGA may need to be extended in the area north of Healey Road to align with the boundaries of the DGA after provincial modification of the RPOP in November 2022. See provided maps 08, 09, & 10.</p>	The highway alignment has been addressed. Alignments made to match the approved surveyed subdivision plan Triple crown, no change

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Mapping: Schedules	Future Strategic Employment Reserve	Schedule B2	<p>The extent of the Future Strategic Employment Reserve near Sandhill is greater than what is shown on RPOP Schedule E-4.</p> <p>Due to Bill 162, the Future Strategic Employment Reserve may have to be modified to remove lands that will be brought back into the urban system. See provided map 13.</p>	Bill 162 not in effect. No change.
Mapping: Schedules	Land Use Designations	Schedule B3a	Conformity - Oak Ridges Moraine Conservation Plan area boundary along the Grange Sideroad and Centreville Creek Sideroad, do not seem to align with Provincial Plan mapping (Town shapefile feature class "boundary ORM").	<p>Further review shows the NEC Plan and the ORM Plan Boundaries are still misaligned at the provincial level, when downloading from Geohub. The Greenbelt Designations of NEC and ORM are aligned to the NEC, but the actual plan boundaries are misaligned. The scale of the mapping error is minor in this location. Province should update the GIS boundaries.</p> <p>No change. Scale of mapping error on PDF is minor. Would like to keep the actual alignment of the provincial GIS.</p>
Mapping: Schedules	Urban Boundary	Schedule B4	There continues to be misalignment between the mapping done by Peel and Caledon of the Urban Regional Boundary, the DGA, and the BUPA around Caledon East, not just adjacent to Triple Crown. This is shown on Map 10: DGA at Caledon East. (Comment ROP A025)	Addressed
Mapping: Schedules	Urban Boundary	Schedule B4	There continues to be slight misalignment (about 5m) of the Urban Boundary shown in RPOP Schedules E-1/E-3 and the extent of the New Community Area in Caledon's feature class "Caledon_LandUseDesignations" in this location. (Comment ROP A026)	Addressed
Mapping: Schedules	Urban Boundary	Schedule B4	Differences between the urban boundary shown on Peel's Schedule E3 (layer: ScheduleE3_RegionalUrbanBoundary_Line) and the boundaries of Victoria and Campbell's Cross shown on layer B4_SeeScheduleEforLandUse. This minor discrepancy is a result of Peel changing from using ROW centreline for the boundary to using parcel fabric in one location. Caledon uses the ROW centreline for the entire boundary. (Comment ROP A027)	No change. The boundary should be in the middle of King St. unless there is a reason the urban boundary was pushed to the north side of King Street.

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Mapping: Schedules	Extractive Industrial & Natural Features and Areas	Schedule B4	<p>Review the proposed boundaries of all Extractive Industrial designations to ensure they correctly depict the areas currently designated in the Town of Caledon Official Plan and reflect the designation of protected natural features and areas (formerly EPA) that have been established through approved ARA site plans or provide justification for the designation boundaries shown on Schedule B4 if they have been recently amended by the Town. Confirmation and/or justification of the following changes is requested, and should be considered in the mapping of the Town's Natural Environment System, where applicable:</p> <ol style="list-style-type: none"> 1) Changes removing Environmental Protection Area in the Extractive Industrial designations north of Terra Cotta (Licenses 6552 and 6630) - The current limits of the Extractive Industrial designation were established from the approved ARA license site plan. 2) Changes removing Environmental Protection Area in the Extractive Industrial designations north of Charleston Side Road east of Porterfield (Licenses 608341 Lafarge Lawford Pit) - The current limits of the Extractive Industrial designation were established from the approved ARA license site plan. 3) Changes removing Environmental Protection Area in the Extractive Industrial designations north of Bush Street east of Winston Churchill (License 626172 Erin Pit Extension) - The current limits of the Extractive Industrial designation were established from the approved rezoning and ARA license site plan. 4) Changes removing Environmental Protection Area in the Extractive Industrial designation south of Old Church Rd east of Humber Station (Licence 6517) - The current limits of the Extractive Industrial designation were established from the approved ARA license site plan. 5) Removal of the Extractive Industrial designation south of Charleston Side Road at Winston Churchill (see map). 6) Redesignation of a portion of the Extractive Industrial designation east of McLaren Rd south of Charleston Side Rd to Rural Lands (License 6670) (see map). 7) Redesignation of a portion of the Extractive Industrial designation west of Hurontario south of Caledon Village to Rural Lands (License 6512). <p>Revisions refining the Natural Environment System/Natural Features and Areas designation on Schedule D4 [B4?] should be reflected on all schedules and figures that show this designation. (Comments ROP 358 and A017)</p>	All existing Extractive Industrial designations have been carried forward with any existing Environmental Protection Area (EPA) designation on them now shown as a Natural Features and Areas (NFA) designation or a Supporting Features and Areas (SFA) overlay designation, based on criteria.
Mapping: Schedules	Villages and Hamlets	Schedule B4	The attribute data in the layer Caledon Schedule B4 LandUse has 7 polygons with the LandUse 'Villages and Hamlets'. These appear to be an artifact from earlier mapping. (Comment ROP A022)	Addressed

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Mapping: Schedules	Rural Settlement Area Boundaries	Schedule B4	Inglewood - boundaries on Caledon's proposed Schedule B4 (layer: B4_SecondaryPlanAreas) are not consistent with the boundaries on Peel's Schedule E3 (layer: Schedule_E3_GrowthPlanPolicyAreas) (Comment ROP A028)	Although minor adjustments have been made to align with parcel boundaries, the layer Peel is referring to for Inglewood is wrong in the southwest corner. The Town's mapping is correct. No change.
Mapping: Schedules	Prime Agricultural Area	Schedules B4 and E1	Based on the change of Provincial modifications to Regional Official Plan, the Prime Agricultural Area will need to be updated to include Prime Agricultural Areas that are to be reinstated.	No change. Bill 162 not in effect. Those areas are currently shown as Prime Agricultural Area. Bill 162 would make them New Urban Area.
Mapping: Schedules	Prime Agricultural Area	Schedules B4 and E1	Based on the reversal of Provincial modifications to the Regional Official Plan, the Prime Agricultural Area will need to be updated to include Prime Agricultural Areas that have been reversed by Bill 150. This mapping should be translated across the Schedules and Figures.	Until Bill 162 is passed, these 'fingers' remain Prime Agricultural Area
Mapping: Schedules	Prime Agricultural Area	Schedules B4 and E2	Conformity - The mapping of the Prime Agricultural Area in Northwest Caledon does not conform to the Regional Official Plan Schedule D-1.	The Rural System shows the Provincial prime agricultural areas, aside from the ARA licensed boundary correction to Erin Pit Expansion. No change.
Mapping: Schedules	Bolton GO MTSA	Schedule C1	Confirming that the shapefile used for the Bolton MTSA was based on what was sent from the Region as part of the approved RPOP. Please provide all mapping shapefiles so they can be compared to RPOP. (Comment ROP A037)	Any minor difference cannot be seen on the PDF. The feature class will be updated to ensure that mapping of the MTSA shows accurate boundaries.
Mapping: Schedules	Urban Boundary and Urban Area	Schedule C2	There are significant differences between the Urban System shown on RPOP Schedules and COP Schedules. These are addressed in comments from this round of OP review and are shown in Maps 1-3. This is largely from Caledon mapping the GTAW corridor differently than Peel. (Comments ROP A039 and A040)	Addressed
Mapping: Schedules	Urban Boundary	Schedule C2	There are differences between the urban boundary around Caledon East and the urban boundary shown in the ROP Schedule E3 (layer: ScheduleE3_RegionalUrbanBoundary_Line) Caledon may have provided Peel with updated mapping for Rural Settlement Areas in February 2022 which was not incorporated into RPOP Schedules. Needs further discussion. (Comment ROP A044)	No change. The Town's boundary is correct based on survey from Triple Crown. The intent was to align to survey boundary, but survey was georeferenced wrong a couple years ago during adjustment process.

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Mapping: Schedules	Rural Settlement Area Boundaries	Schedule C2	<p>The boundaries of the following hamlets are not aligned with the boundaries of Rural Settlement Areas on Peel's Schedule E3 (layer: Schedule_E3_GrowthPlanPA_ROPA30_20221121_New): Campbell's Cross, Cataract, Claude, Mono Road, Terra Cotta, Victoria, Wildfield.</p> <p>Caledon may have provided Peel with updated mapping for Rural Settlement Areas in February 2022 which was not incorporated into RPOP Schedules. Needs further discussion. (Comment ROP A038)</p>	No change
Mapping: Schedules	Rural Settlement Area Boundaries	Schedule C2	<p>The boundaries of the following villages are not aligned with the boundaries of Rural Settlement Areas on Peel's Schedule E3 (layer: Schedule_E3_GrowthPlanPA_ROPA30_20221121_New): Belfountain, Cheltenham, Inglewood, Mono Mills.</p> <p>Caledon may have provided Peel with updated mapping for Rural Settlement Areas in February 2022 which was not incorporated into RPOP Schedules. Needs further discussion. (Comment ROP A043)</p>	No change
Mapping: Schedules	Wellhead Protection Areas	Schedule D7	Conformity - Clean Water Act/Source Water Protection Plans: Schedule D7 does not include the aquifer vulnerability scores for the WHPA-Es. These should be included.	Addressed
Mapping: Schedules	Employment Areas	Schedule F1 (and Figures F2a and F2b)	<p>The boundaries of employment areas shown on Future Caledon schedules do not align with the employment areas shown on RPOP Schedule E-4 along the GTAW corridor.</p> <p>Due to Bill 162, the employment areas may need to be added in the area north of Healey Road to align with the employment areas shown on RPOP Schedule E-4 after provincial modification of the RPOP in November 2022. See provided maps 11, & 12.</p>	Bill 162 not in effect. Employment areas align with Highway except for Bill 162 Urban Area.
Mapping: Figures	Comparing Land Use with the Natural Environment System	Figure D11	Conservation Authority owned lands should be identified in the Features and Areas, where appropriate.	No change. Figure D11 is only addressing land uses of Prime Agricultural Area, Rural Lands and New Urban Area 2051.
Mapping: Figures	Preliminary Community Structure Plan	Figures F2a and F2b	Should this include police and paramedics?	Eventually existing and planned emergency services stations should be included. This Figure can be updated anytime.

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Mapping: Figures	Preliminary Community Structure Plan	Figures F2a and F2b	Was consideration given for adding a second major northern east-west corridor	Any changes to the conceptual collector road network on the Plan schedules would be updated on this figure.
Mapping: Figures	Secondary Plan Areas	Figure F3	<p>Caledon should include the entirety of the Bolton GO MTSA within one secondary planning area.</p> <p>Due to Bill 162, Caledon may be required to include lands north of Healy Road in the Urban System. Caledon would need to include these areas within the Secondary Planning Areas.</p>	<p>As noted previously, the majority of the Bolton GO MTSA is already subject to the privately initiated Caledon Station Secondary Plan. Further, the remaining portions of the Bolton GO MTSA would remain subject to the 1978 Official Plan, are still designated Dry Industrial, and will potentially be converted to non-employment uses through a ROPA (active file). Our intention is to comprehensively plan as much of the area south of the Caledon Station Secondary Plan area as possible.</p> <p>The Future Caledon mapping will be updated when Bill 162 comes into effect.</p>

March 7, 2024

Public Works

10 Peel Centre Dr.
Suite A
Brampton, ON
L6T 4B9
tel: 905-791-7800

peelregion.ca

Steve Burke, MCIP, RPP
Manager, Strategic Policy Planning
Planning Department
Town of Caledon
6311 Old Church Road
Caledon ON L7C 1J6
steven.burke@caledon.ca

**RE: Town of Caledon Official Plan Review
Peel Review of Draft Official Plan Policies and Schedules**

Dear Steve,

Region of Peel staff have reviewed the Town's final draft version of the February 2024 Caledon Official Plan. The Town's Official Plan is being updated in three phases, with this review consisting of the first phase. Please find attached the updated comment response matrix and new comments. These comments provide additional suggestions and points of clarification. Please be advised that additional response comments related to the schedules will be provided next week. These pending comments have been highlighted in the attached detailed comment matrix.

Please note that additional comments may follow under separate cover as Peel staff continue to work with Town staff on achieving conformity with the in-effect Region of Peel Official Plan (RPOP) in advance of adoption of the Plan.

Bill 150 and 162

Bill 162, the Get It Done Act, 2024, was introduced in the legislature on February 20 and, among other changes, proposes to reinstate modifications to official plans that were reversed through Bill 150 in December 2023. As of the date of this letter, Bill 162 is currently being debated and has not yet been passed.

The April 2022 RPOP is currently the in-effect Plan with nine modifications (3, 16-18, 21, 30 and 41-43) approved by the Province through Bill 150. The adopted April 2022 RPOP should be reviewed alongside modifications maintained through Bill 150. Bill 162, if passed, would reinstate eighteen modifications (1, 5, 19, 22-26, 28, 31-35 and 37-40), resulting in a total of 27 modifications to the April 2022 RPOP. As such, there may be additional considerations in the future as we work towards conformity with RPOP in the current context, while awaiting further direction on Bill 162.

Public Works

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peelregion.ca

Concluding Remarks

Peel staff recognize that there may be a variety of options available to address Peel's comments beyond specific suggestions provided to improve the Plan.

While many items have been addressed, there remain a few matters of conformity that must be addressed. For instance, the Town's growth management phasing policies should align more closely with those in the RPOP. In addition, mapping adjustments are also requested to better align with RPOP schedules, such as with the new RPOP urban area boundary.

In certain cases, where appropriate, additional feedback from Town staff is welcomed to address Peel comments with a view towards satisfying the intent of Peel's comments. Peel staff are available to discuss clarifications where necessary.

Peel staff continue to support Caledon's Official Plan review and are committed to moving the Plan forward. Upon being adopted by Town Council and deemed complete by Peel, the Plan will be subject to review of the Ministry of Municipal Affairs and Housing prior to seeking approval from Regional Council.

If you have any questions regarding the above matter, please do not hesitate to contact me.

Sincerely,



Wayne Koethe, RPP, MCIP
Principal Planner
Planning and Development Services Division, Public Works
Floor 4, Suite B, 10 Peel Centre Drive
Brampton, ON, L6T 4B9
(905) 791-7800 ext. 4710
wayne.koethe@peelregion.ca

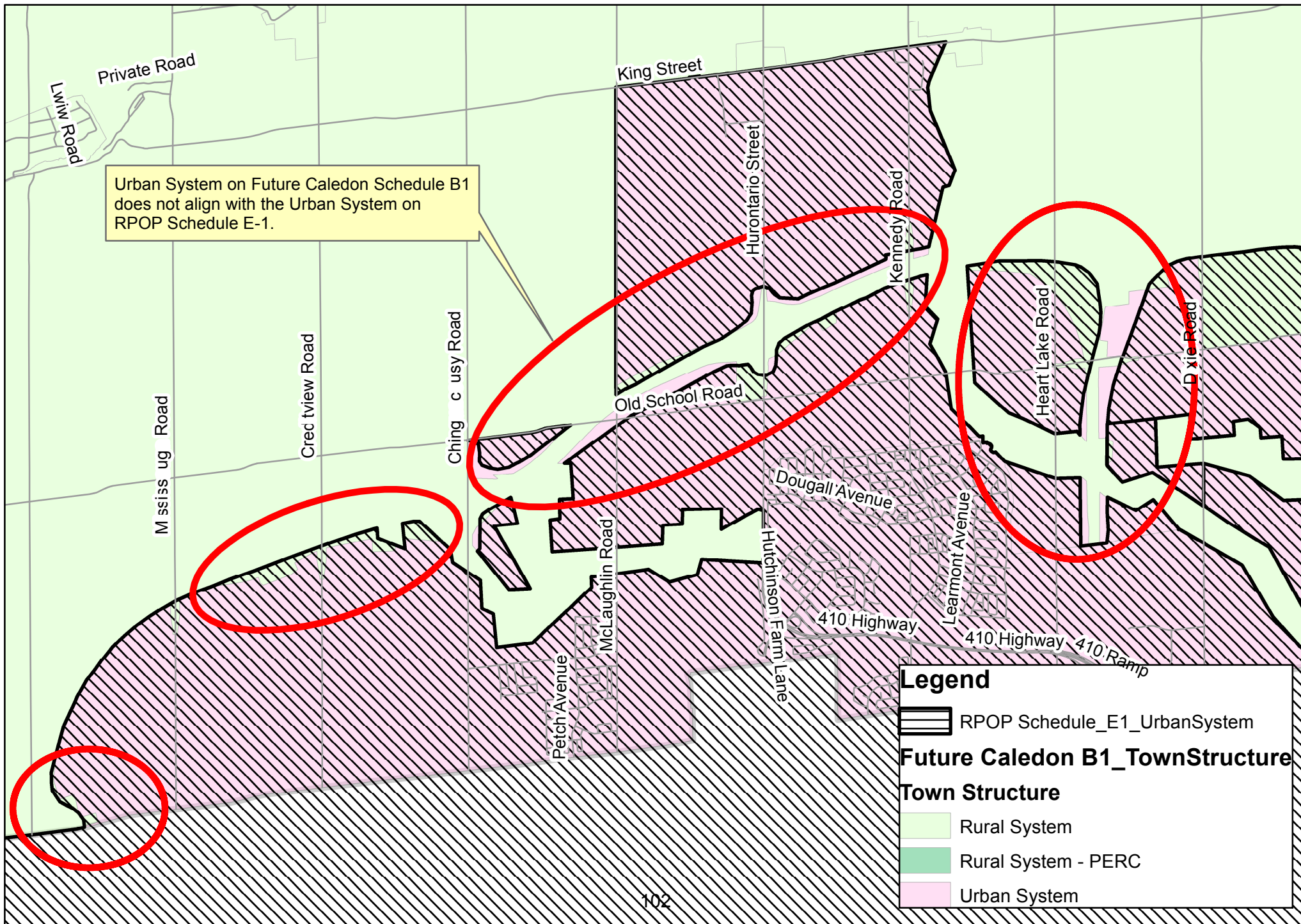
Appendix 1: Detailed Comments

Public Works

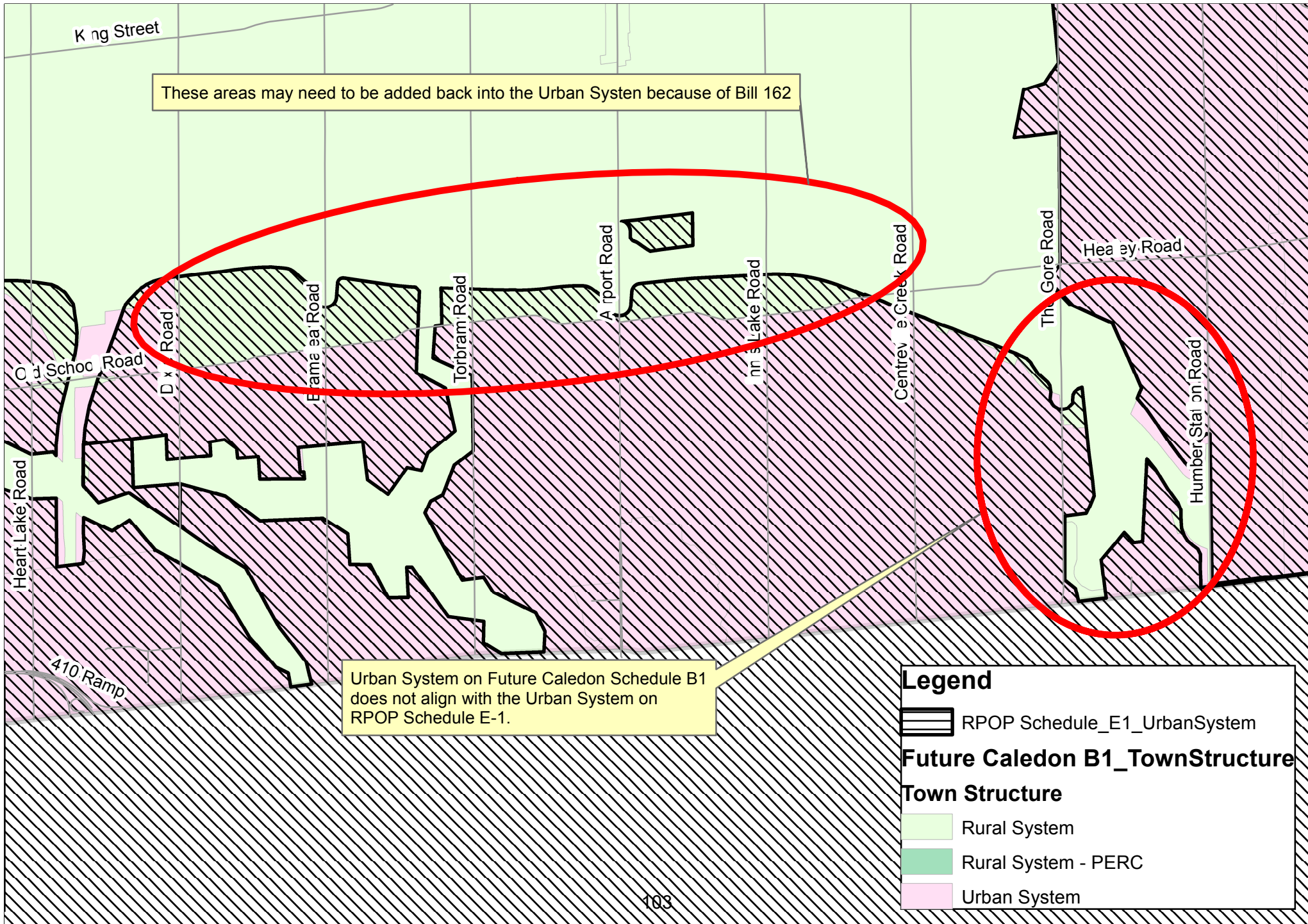
10 Peel Centre Dr.
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tel: 905-791-7800

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Map 01: Urban System West of Dixie



Map 02: Urban System East of Dixie



Map 03: Urban System North of King


Urban System on FutureCaledon Schedule B1 does not align with the Urban System on RPOP Schedule E-1.

Centreville Creek Road

King Street


The Gore Road


Legend

 RPOP Schedule_E1_UrbanSystem

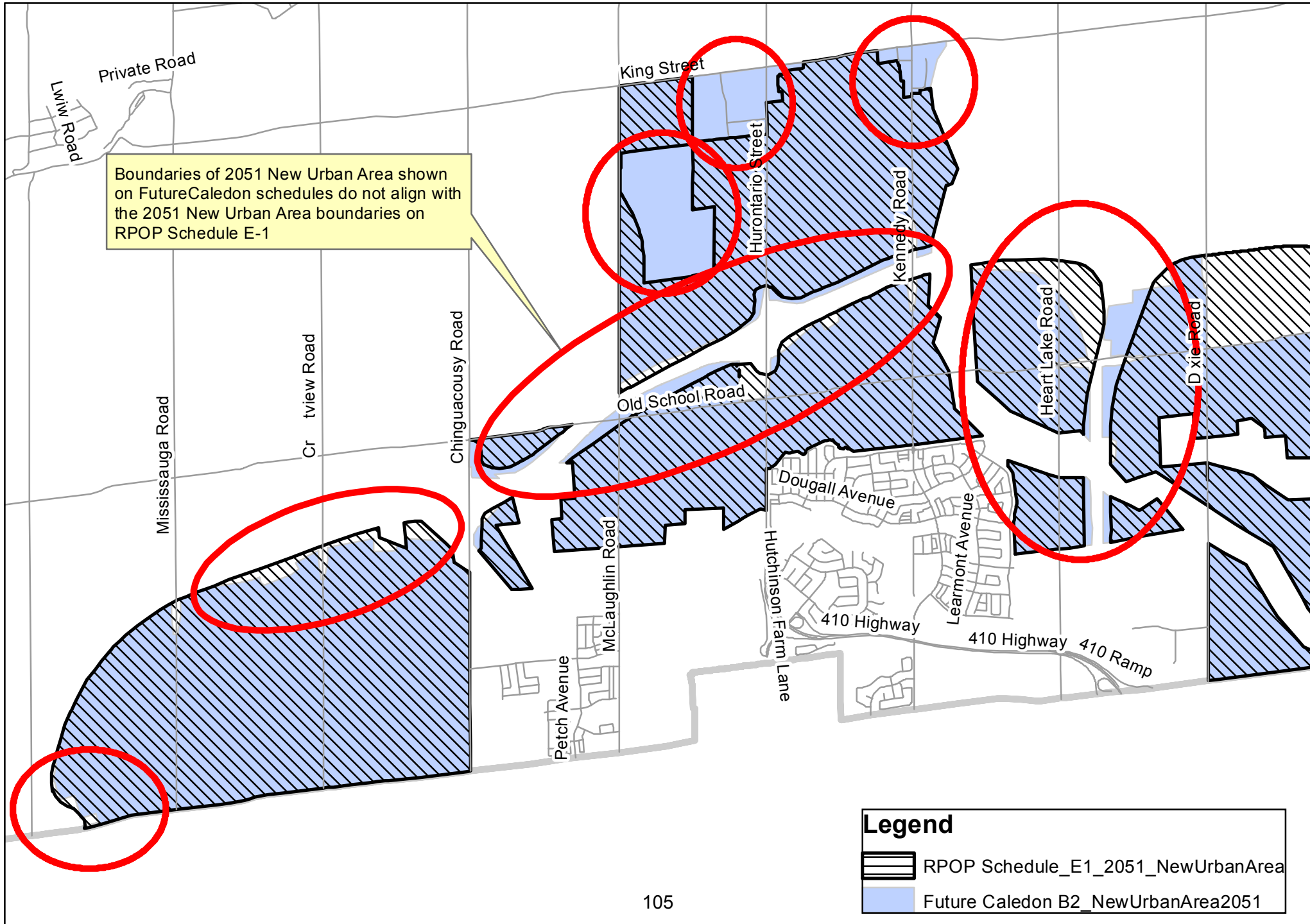
FutureCaledon B1_TownStructure

 Rural System

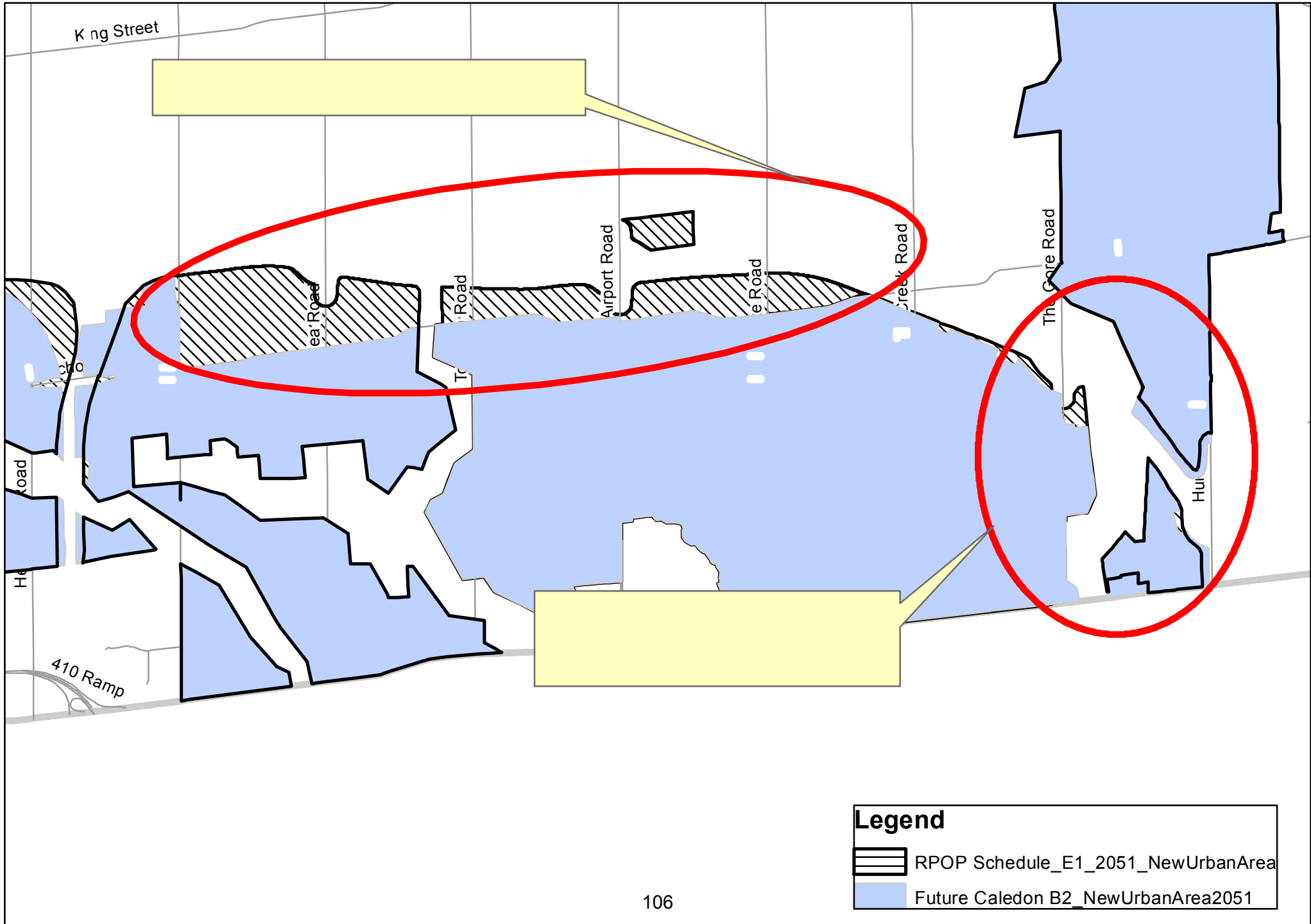
 Rural System - PERC

 Urban System

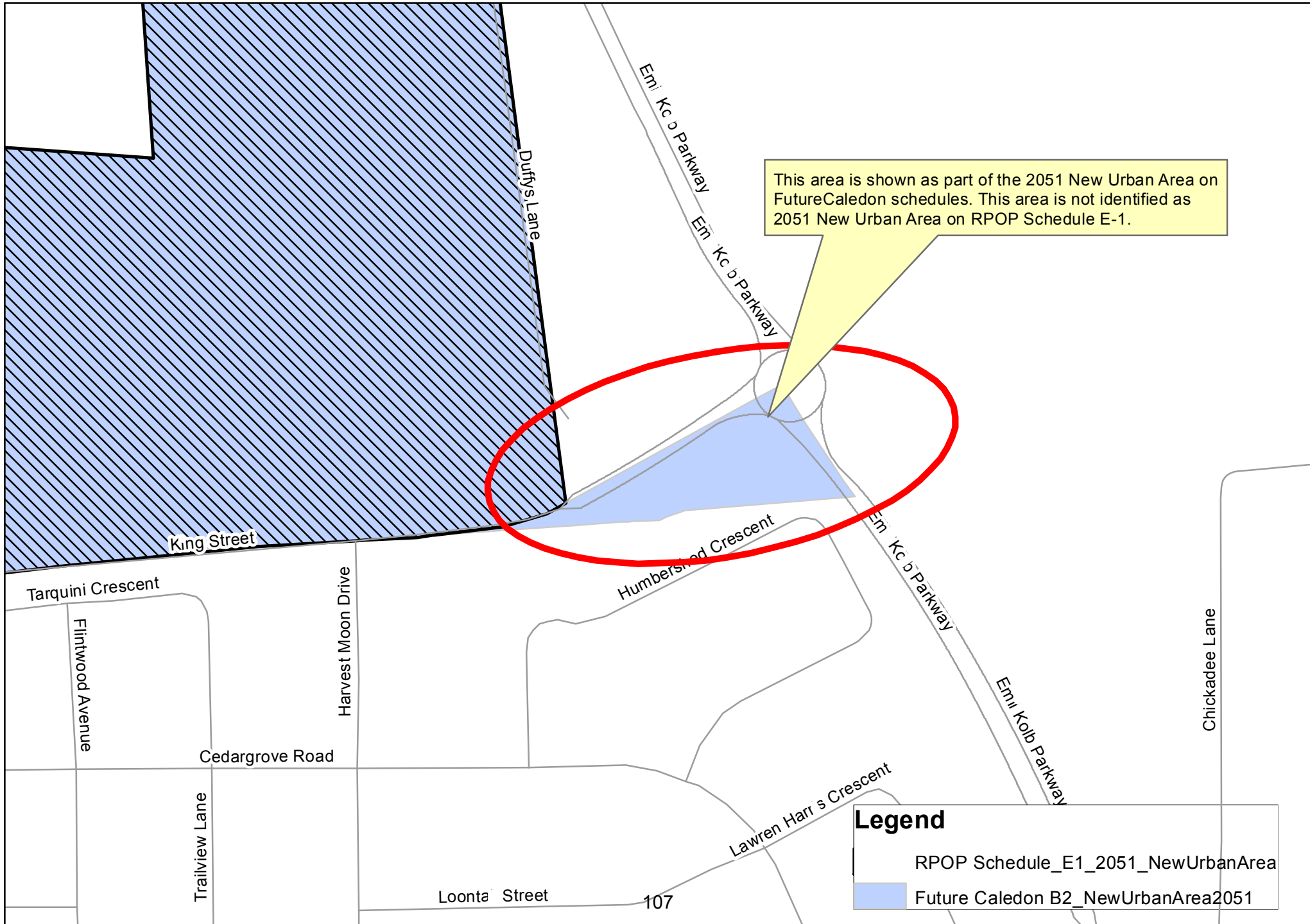
Map 04: 2051 New Urban Area West of Dixie



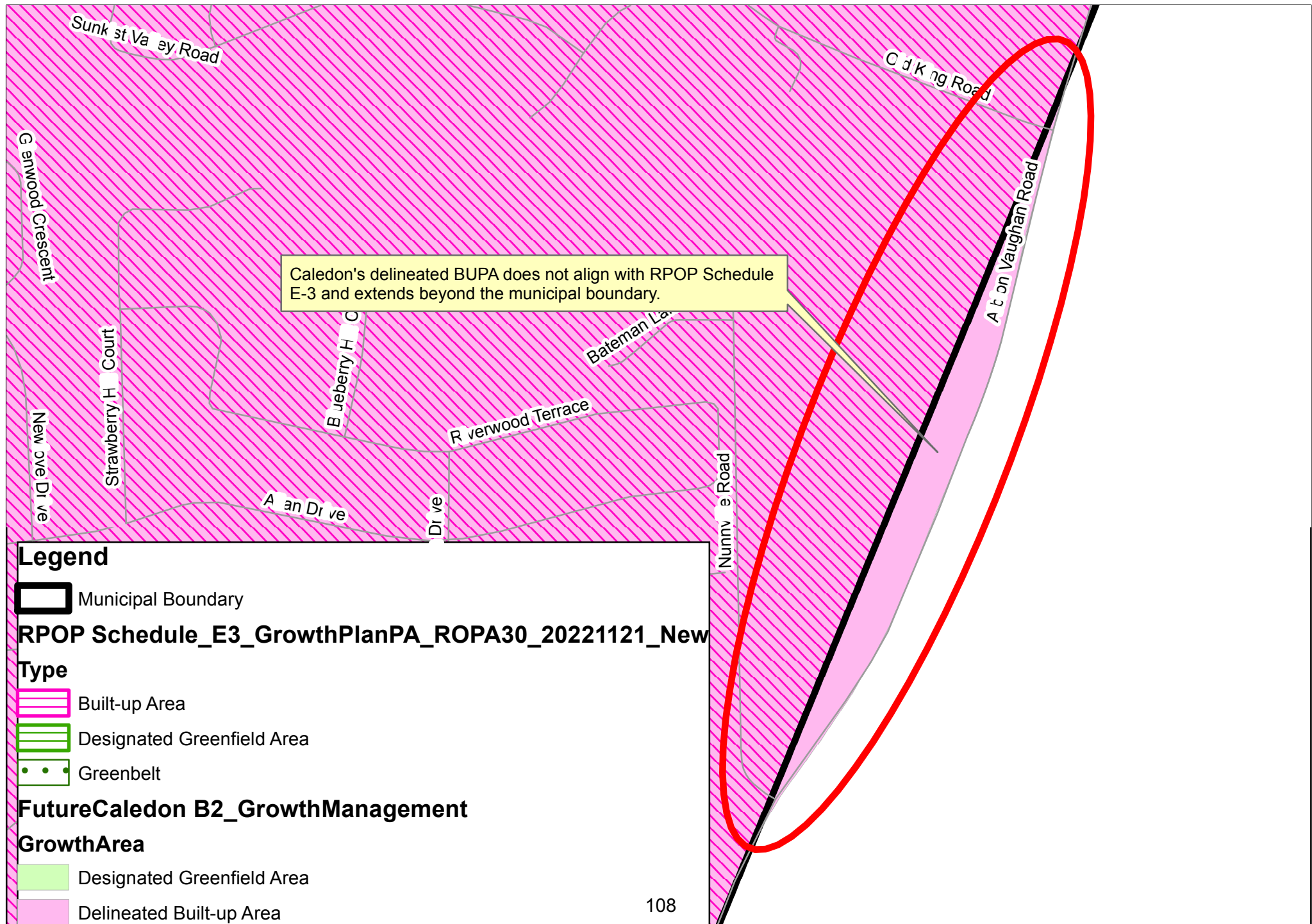
Map 05: 2051 New Urban Area East of Dixie



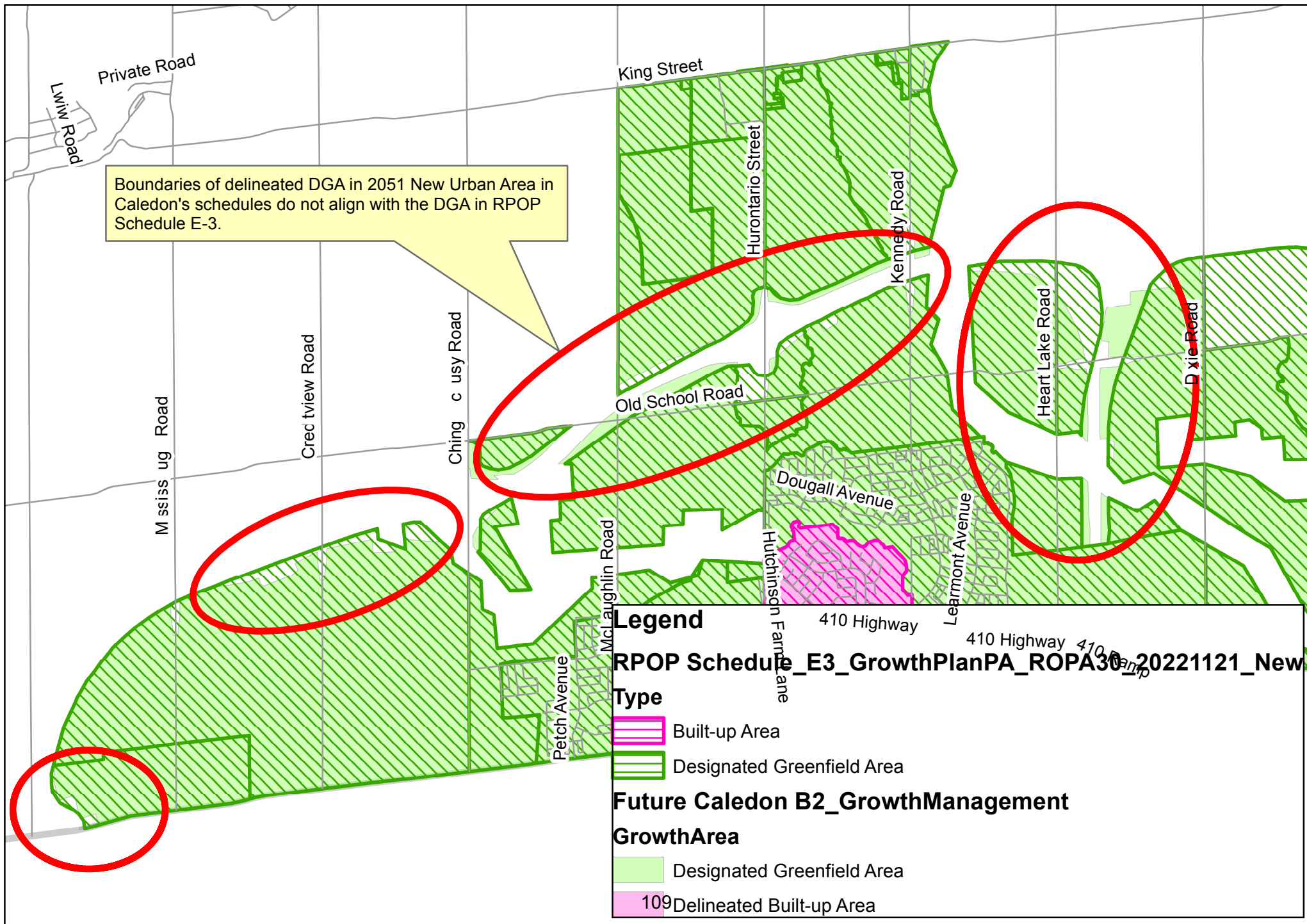
Map 06: 2051 New Urban Area Near Emil Kolb and King



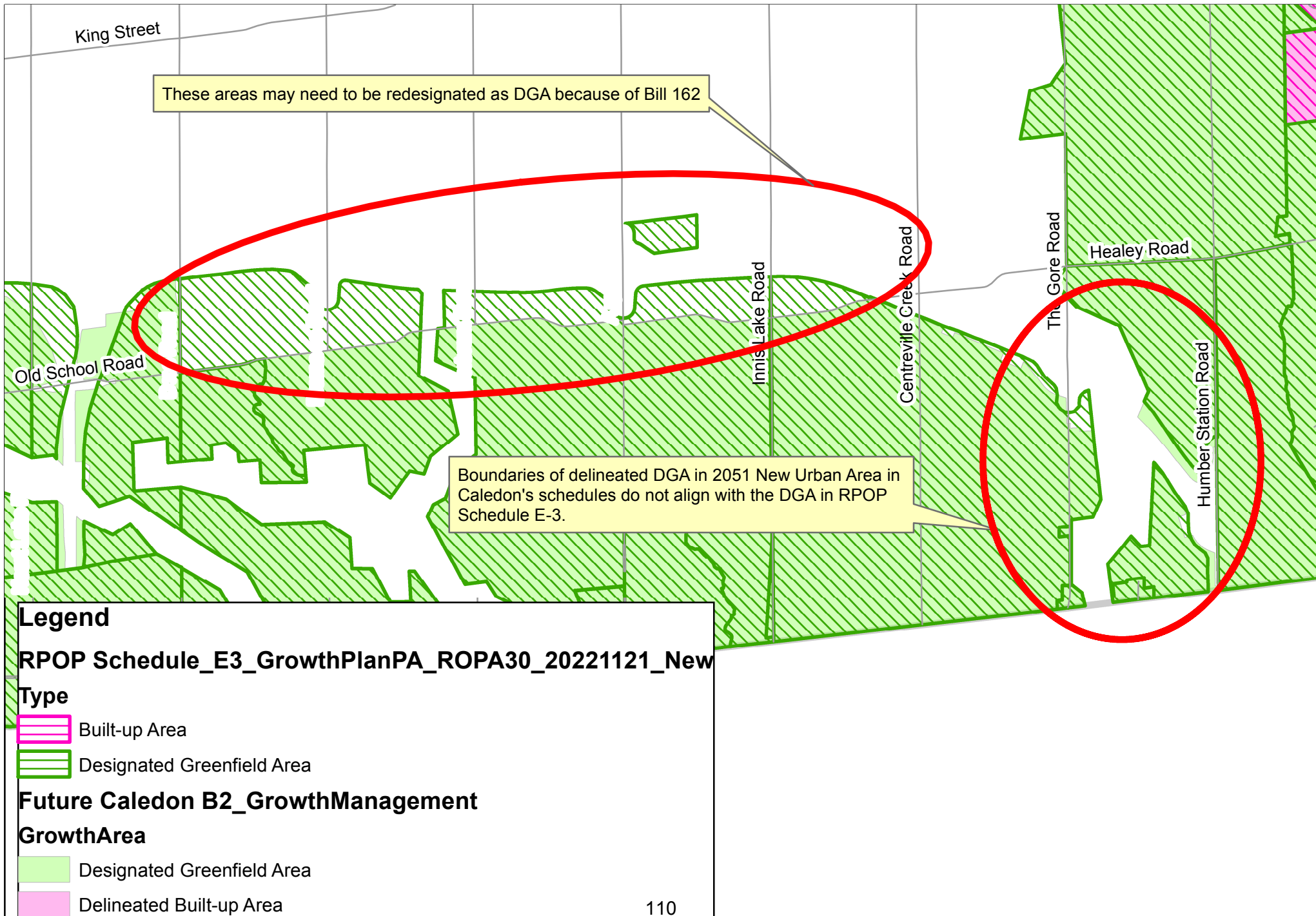
Map 07: BUPA Near Nunnville Road



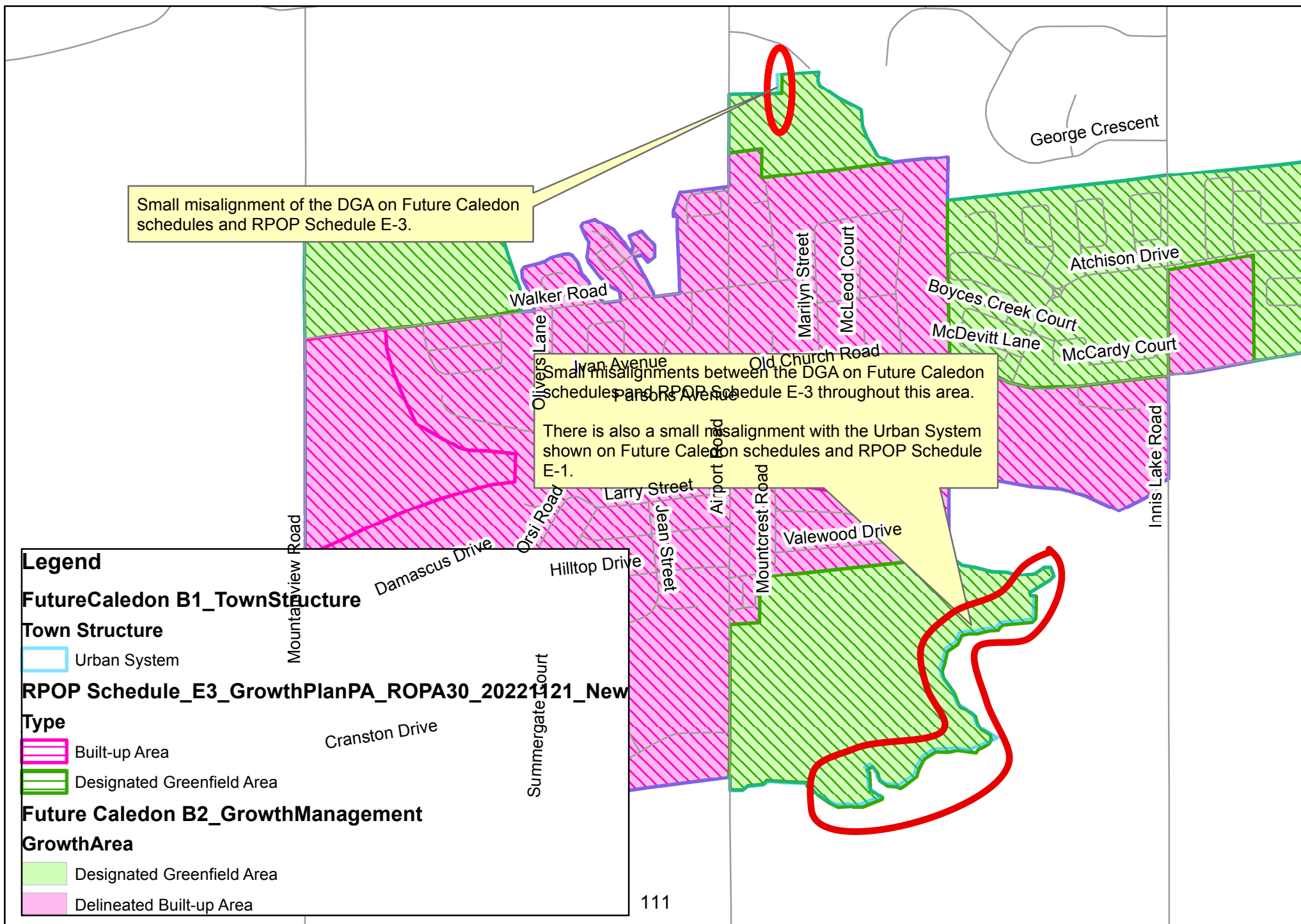
Map 08: DGA West of Dixie



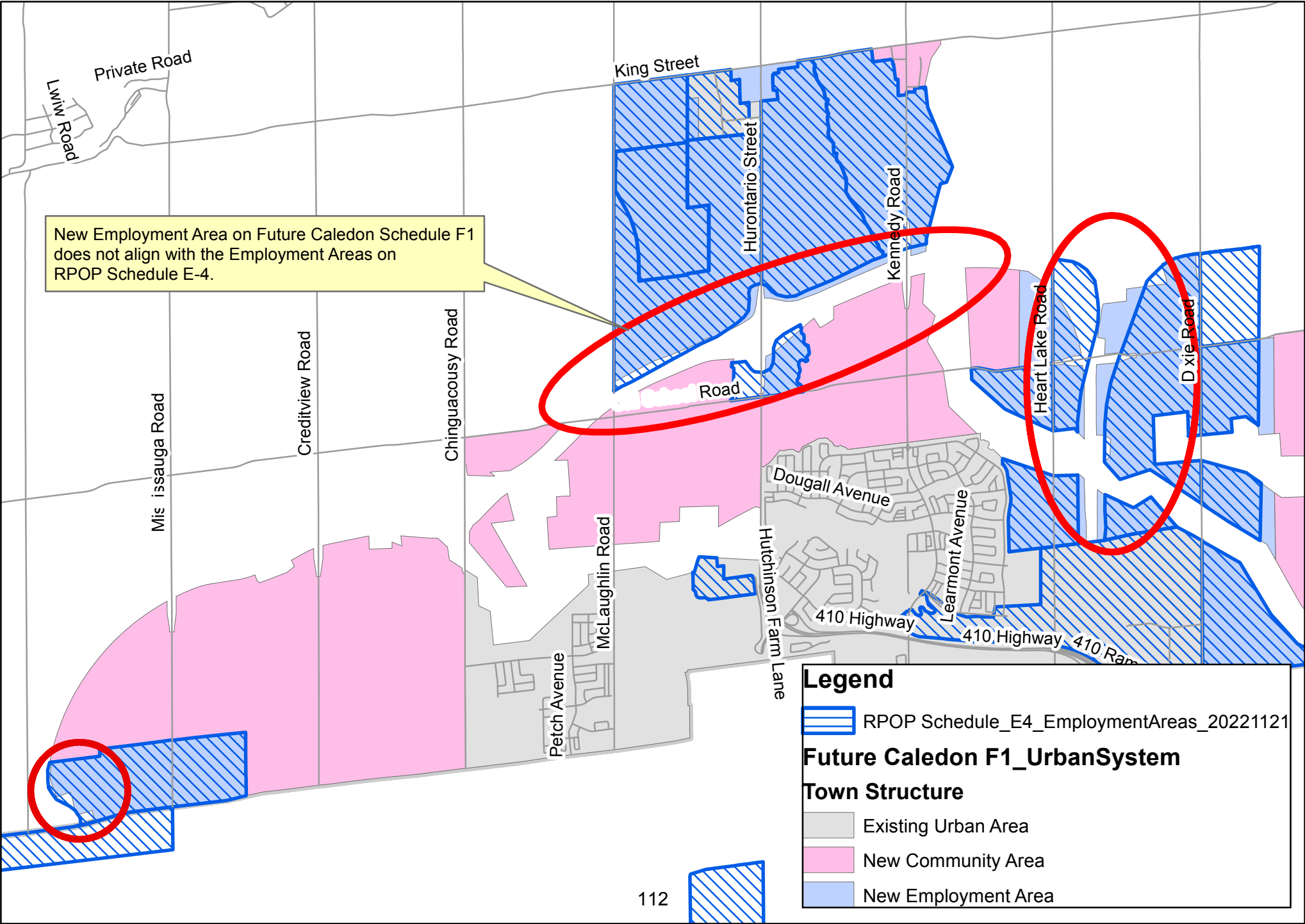
Map 09: DGA East of Dixie



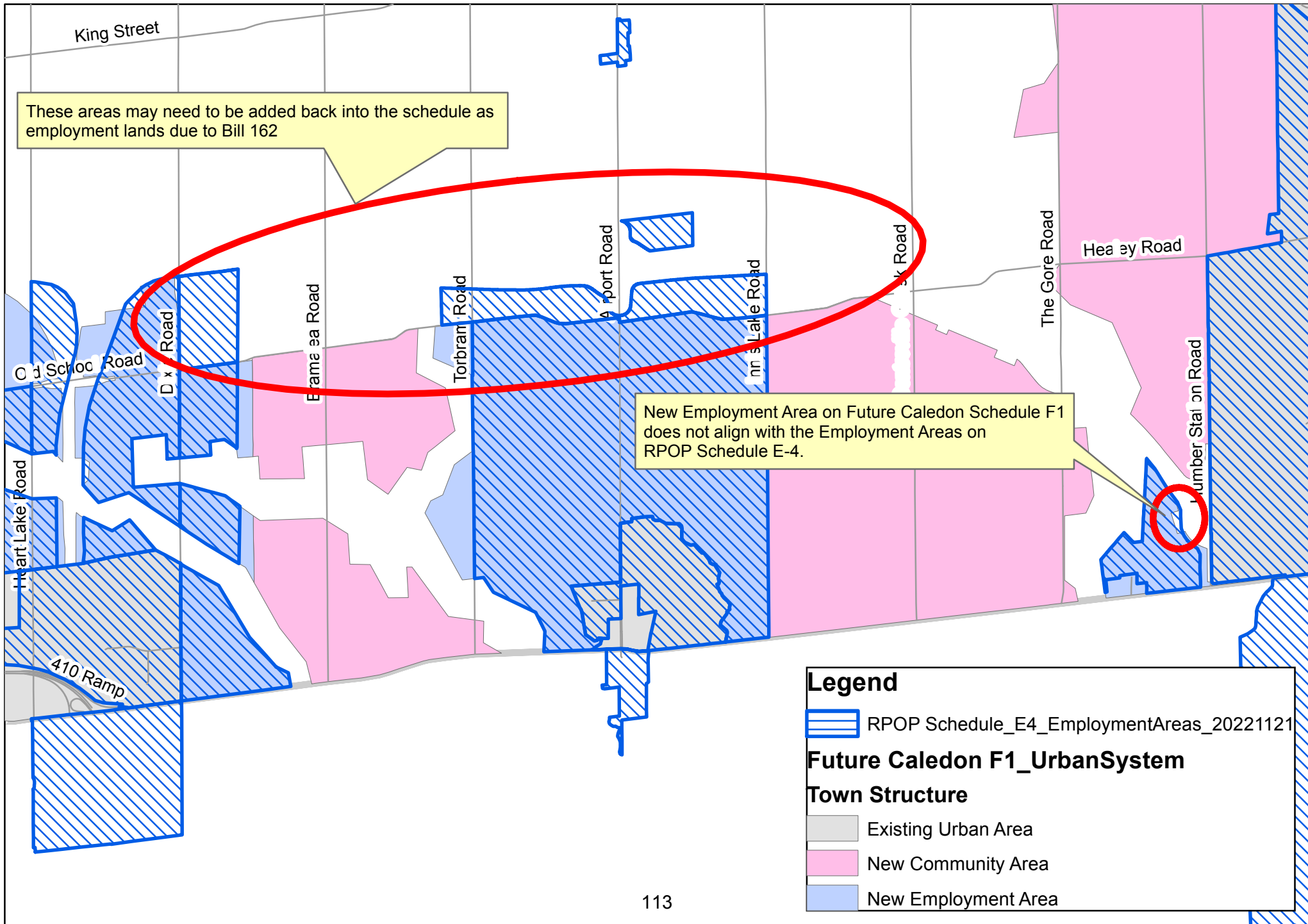
Map 10: DGA at Caledon East



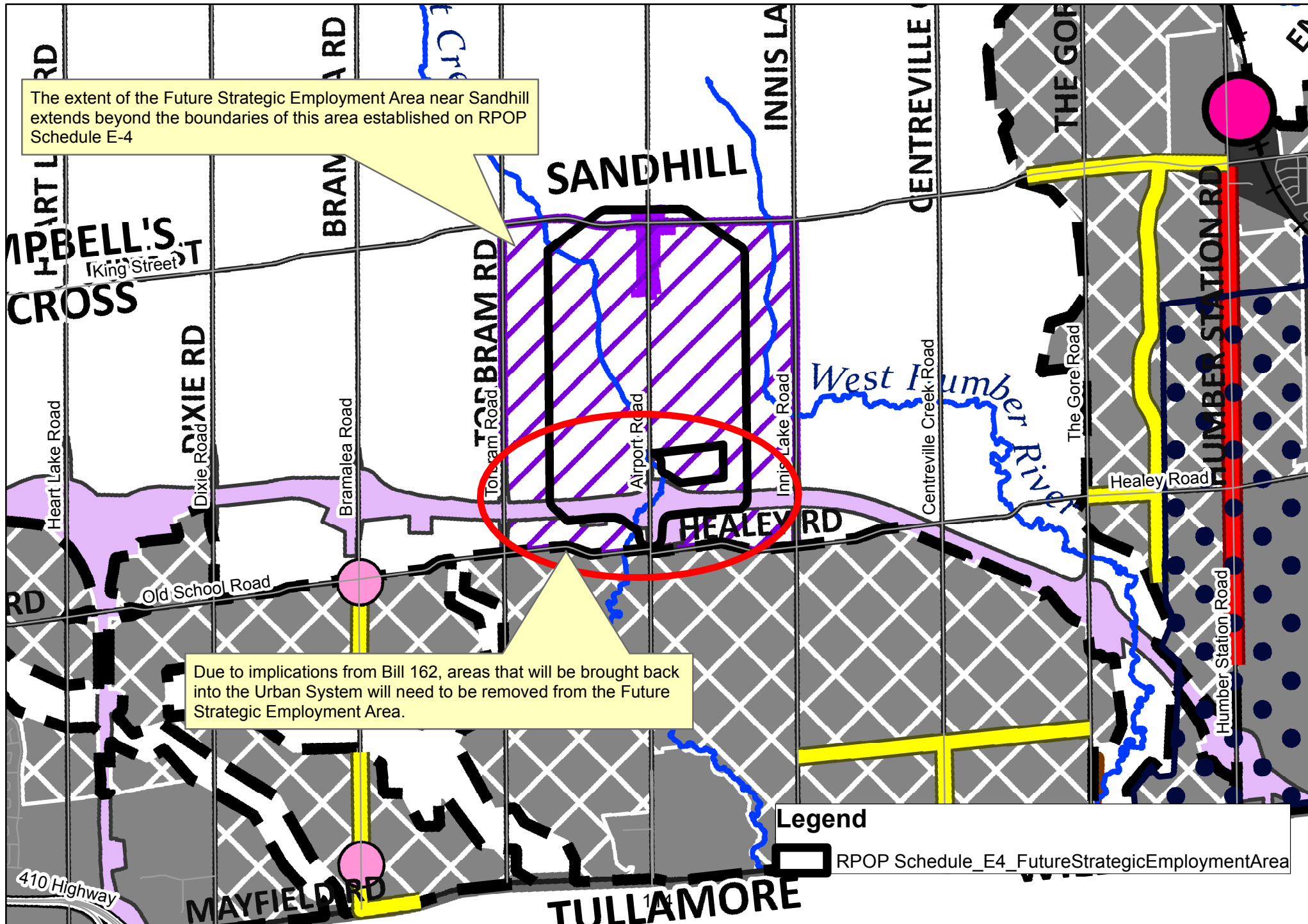
Map 02: New Urban Employment Areas West of Dixie Road



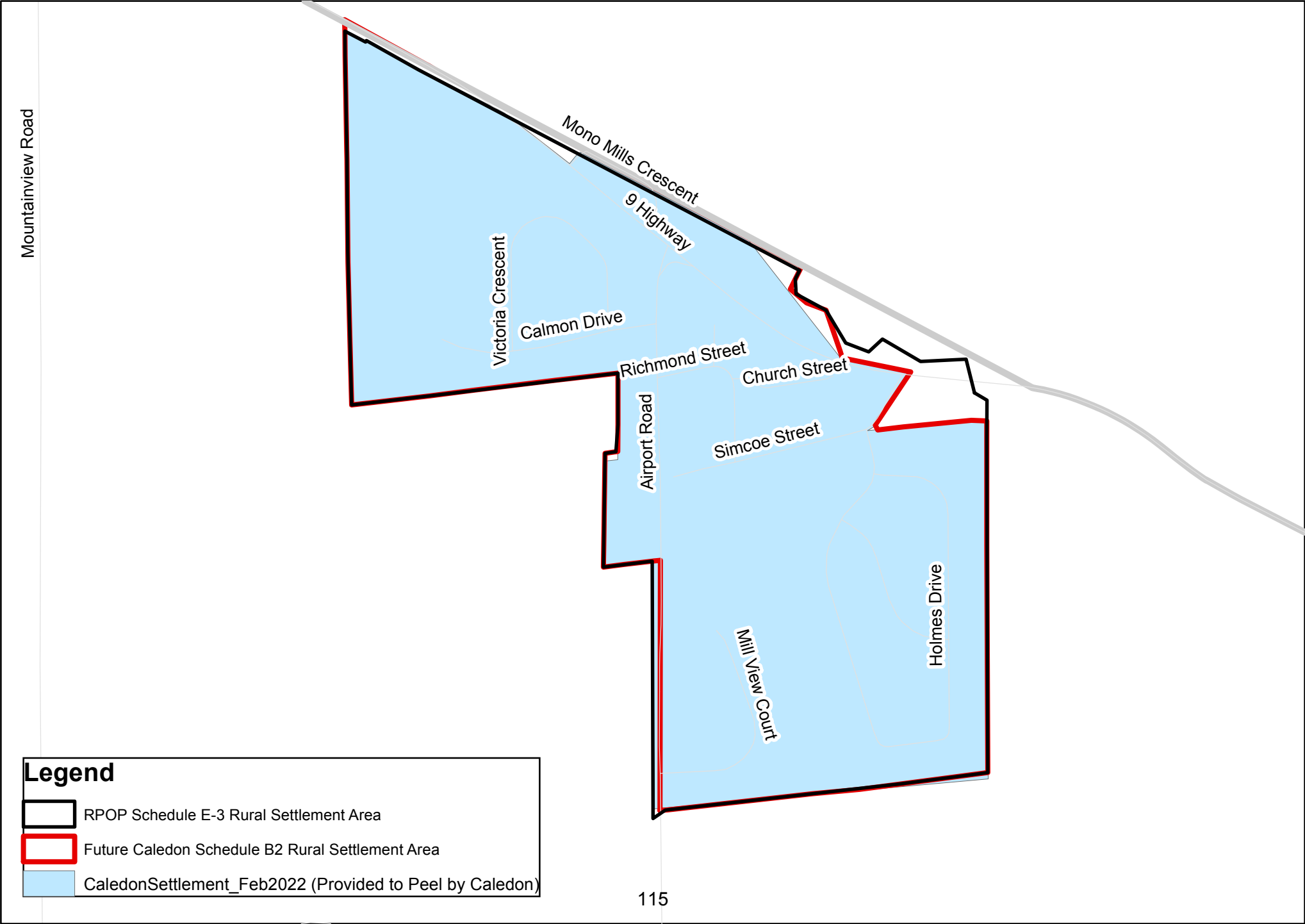
Map 02: Urban System East of Dixie



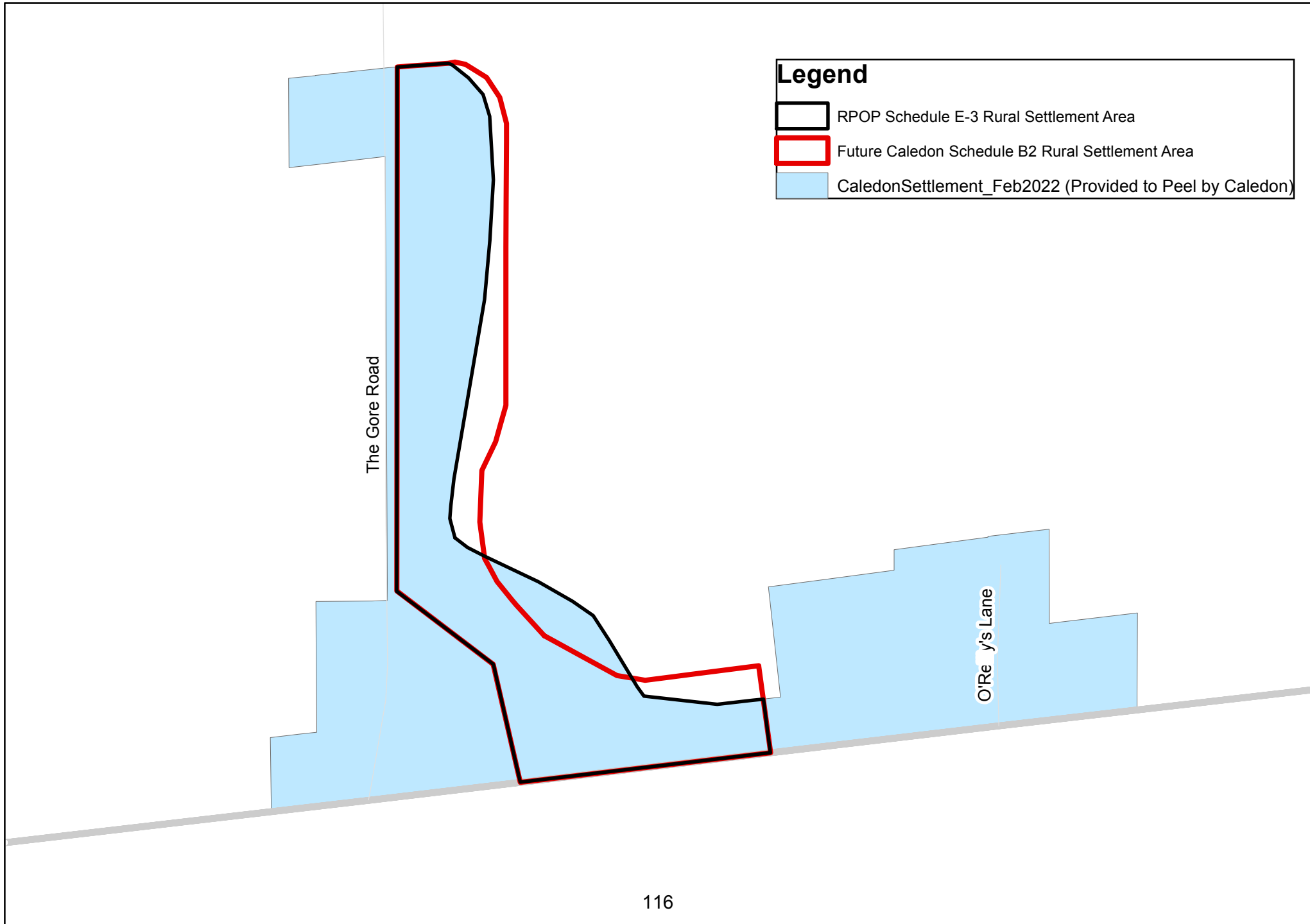
Map 13 : Future Strategic Employment Area



Map 14: Mono Mills Boundary



Map 15: Wildfield Boundary



From: [Municipal Planning](#)
To: [OPReview](#)
Subject: RE: Caledon's draft Official Plan – now available
Date: Tuesday, February 20, 2024 4:23:39 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.

Thank you for your circulation.

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

Please always call before you dig, see web link for additional details:

<https://www.enbridgegas.com/safety/digging-safety-for-contractors>

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Jasleen Kaur

Municipal Planning Coordinator
Engineering

—
ENBRIDGE
TEL: 437-929-8083
500 Consumers Rd, North York, ON M2J1P8

[enbridge.com](https://www.enbridge.com)

Safety. Integrity. Respect. Inclusion.

From: [Lingard, Norman](#)
To: [OPReview](#)
Subject: Final Draft Official Plan
Date: Monday, March 4, 2024 10:21:30 AM
Attachments: [image001.png](#)
[Town of Caledon - Draft Official Plan.msg](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.

Good morning,

Thank you for continuing to circulate Bell Canada on the Town of Caledon's Official Plan update. Bell appreciates the opportunity to engage in infrastructure and policy initiatives across Ontario.

While we do not have any additional comments or concerns pertaining to this initiative at this time (original comments submitted September 25, 2023 attached), we would ask that Bell continue to be circulated on any future materials and/or decisions related to this matter.

Please forward all future documents to circulations@wsp.com and should you have any questions, please contact the undersigned.

Yours truly,

Norm Lingard
Senior Consultant – Municipal Liaison
Network Provisioning
norman.lingard@bell.ca | ☎ 365.440.7617



Please note that WSP operates Bell Canada's development, infrastructure and policy tracking systems, which includes the intake and processing of municipal circulations. However, all responses to circulations and requests for information will come directly from Bell Canada, and not from WSP. WSP is not responsible for the provision of comments or other responses.

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March 7, 2024

Bailey Loverock, RPP
Team Lead, Official Plan Review/Senior Policy Planner
Planning Department
Town of Caledon
bailey.loverock@caledon.ca

Dear Bailey Loverock:

Re: Request for Comments – Caledon Draft Official Plan (February 2024)


NEC staff have reviewed Caledon's Draft Official Plan (February 2024) and would like to provide the following comments for consideration:

- 1) Section 13.5.4 of the OP will require all future development and site alteration within 120 metres of a key natural heritage feature or key hydrologic feature to require an environmental impact study and/or hydrologic evaluation. NEC staff recommends that the Town consider changing this to a 'may' statement in cases where development is relatively minor and there are no anticipated negative impacts to surrounding key natural heritage features or key hydrologic features (similar to 13.6.5 and 13.6.10 of the Draft OP).
- 2) NEC staff would recommend including a general policy statement indicating that the policies of the NEP apply within areas of the Niagara Escarpment Plan. This could be included as a pre-ambule in Section 13.6 (Niagara Escarpment Plan Area).
- 3) Section 13.6 (Niagara Escarpment Plan Area) of the Draft Official Plan provides policies for development within the Niagara Escarpment Plan Area. NEC staff note that these policies appear to be taken directly from the 2017 Niagara Escarpment Plan (NEP). Although, this isn't necessarily a concern, the Town should be aware that should the NEP be updated (which is approximately every ten years) it is possible that these policies may be revised. Additionally, should there be future amendments to the NEP than these policies may no longer align with the NEP. Staff would recommend that if the Town wishes to include the NEP policies in this format, then it may be appropriate to allow this section to be revised through a housekeeping amendment to mirror any future changes to the NEP.
- 4) Section 17.4.2 states that all on-farm diversified uses will be subject to Municipal By-laws and Zoning By-laws. NEC staff advise that within the NEC's area of development control zoning is not in effect. This section could be clarified to capture this. Staff also note that 17.4.1 does refer to resolving conflicts when reading Plans through Part A, but that is only when a policy is more restrictive.

- 5) Section 27.2.2(d).iii indicates that written confirmation of any and all approvals from the Niagara Escarpment Commission may be a complete application requirement. NEC staff note that the Town may also want to explicitly mention that an NEC Development Permit may be a complete application requirement.

I trust the above is of assistance. Should you have any questions or concerns please do not hesitate to contact the undersigned at your earliest convenience. NEC staff kindly request notification regarding any subsequent submissions and decisions regarding the above-noted Draft Official Plan.

Best regards,

A handwritten signature in blue ink, appearing to read 'BH Henderson', with a long horizontal flourish extending to the right.

Brandon Henderson, RPP, MCIP
Senior Planner
Niagara Escarpment Commission

From: [Gooding, Nick](#)
To: [OPReview](#); [Bailey Loverock](#)
Cc: [Sousa, Phillip](#); [Blakeman, Suzanne](#); [Tessaro, Zach](#); [Wigle, Julian](#)
Subject: RE: [EXTERNAL] Caledon's draft Official Plan – now available
Date: Thursday, March 7, 2024 10:21:21 AM

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Hi Bailey,

PDSB has reviewed the draft Caledon Official Plan. Most of the instances where schools are mentioned we are ok with, except the following clauses:

Clause 13.5.11: Please provide clarification – Is this policy restricting the ability for us to request a school site within the Urban Settlement Area and Natural Heritage System of the Greenbelt Plan? We are also not sure why school sites are linked to cash-in-lieu of parkland in this clause. PDSB should be exempt from paying cash -in-lieu for parkland dedication in any area, not just in the Natural Heritage System of the Greenbelt Plan. We do not pay cash-in-lieu in Caledon and Brampton. Schools offer considerable outdoor recreation space that communities use after school hours and should not be considered as taking park space. Could you please provide a map of this urban settlement area/Natural Heritage System mentioned?

Clause 21.4.7: We don't oppose co-location of parks and schools, but student supervision practices usually require fencing to be installed between school property and parks. This can have an impact on shared use agreements with parks and doesn't fit the direction of this clause. There are many other clauses where park/school co-location is mentioned so this note would apply to those as well.

Let us know if you have any questions.

Thanks,
Nick

Nick Gooding, BES | Intermediate Planner - Development
Planning & Accommodation Support Services
Peel District School Board
5650 Hurontario Street,
Mississauga ON, L5R 1C6
P. 905-890-1010 ext. 2215
E. nick.gooding@peelsb.com

From: [Beyer, Curtis \(MTO\)](#)
To: [OPReview](#)
Cc: [McGarry, Jonathan \(MTO\)](#); [Vandenberg, Robert \(MTO\)](#); [Cekic, Ivana \(MTO\)](#); [Akomah, Anthony \(MTO\)](#)
Subject: Caledon Official Plan - MTO Highway 413 Project Team Comments
Date: Thursday, March 7, 2024 9:30:15 AM
Attachments: [image001.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.

Hi Caledon Staff:

Please see the Highway 413 Project Teams comments on the draft Official Plan:

- Schedule A1 (Provincial Plan Areas) does not show Highway 413. "Connecting the GGH: A Transportation Plan" is a provincial plan which mentions Highway 413. Please show Highway 413 FAA on Schedule A1.
- On all Schedules B1,B2,C1,C2,D3,D8,F1,C5,F2a,F2b,F3,H1, please relabel "Planned Highway 413 Transportation Corridor" to "Draft Preliminary Design Highway 413 Right of Way."
- Schedule D1 – Please add "Draft Preliminary Design Highway 413 Right of Way" to the Legend.

Thanks,

Curtis Beyer, P.Eng. (he/him)

Senior Project Engineer | Major Infrastructure Projects Branch

Ministry of Transportation | Ontario Public Service

289-241-5406 | curtis.beyer@ontario.ca



Taking pride in strengthening Ontario, its places and its people



Nottawasaga Valley
Conservation Authority

March 5, 2024

SENT BY EMAIL

Town of Caledon
6311 Old Church Rd
Caledon, ON
L7C 1J6

Attn: Council & Committee Services
opreview@caledon.ca.

Bailey Loverock, RPP
Team Lead, Official Plan Review/Senior Policy Planner
Bailey.loverock@caledon.ca

**RE: Comments for New Comprehensive Official Plan
February 2024 Draft
NVCA ID #56667**

Dear Staff,

Nottawasaga Valley Conservation Authority [NVCA] staff appreciates the opportunity to provide comments on this draft of the comprehensive Official Plan. We have included our comments below. Given the limited jurisdiction the NVCA has in the Town of Caledon, we have few points to add to the comments written by our partner Conservation Authorities.

We are hopeful that these comments will be implemented to ensure the maximum protection for persons and property against natural hazards and increased climate change resiliency.

7.10.4: Parking

7.10.4 – consider adding something about permeable surfaces, bioswales, or rain gardens. These can be incorporated into the mentioned landscaped areas in the noted section.

9.7: Additional Residential Units

9.7.4 – please consider changing the policy to read:

"Intensification will not occur within natural hazards and ~~and~~ **or** in areas rendered inaccessible to people and vehicles during times of flooding and/or erosion hazards."

16.2: General Policies

General – In concurrence with previously issued TRCA comments, please revise to "prior to development" as opposed to "condition of development."

16.4: Riverine Flood Plains and Special Policy Areas

16.4.5 – “The Town’s floodproofing requirements will be based on the following alternatives, in consultation with the Conservation Authority, listed in order of priority, to minimize flood risk and/or meet the required level of flood protection: a) dry passive floodproofing measures to the extent technically feasible and economically acceptable;”

- Please provide a definition of what is defined as economically acceptable? Or what/who is to determine what is deemed economically acceptable?

Sincerely,

A handwritten signature in black ink that reads "Tyler Boswell". The script is cursive and fluid.

Tyler Boswell
Planner



March 5, 2024

Town of Caledon
16311 Old Church Road
Caledon, ON L7C 1J6

**Attention: Bailey Loverock, Team Lead Official Plan Review, Senior Planner,
Strategic Policy Planning**

Dear Ms. Loverock:

**Re: Future Caledon Draft Official Plan Review – Final Draft
CVC Comments**

Staff of Credit Valley Conservation (CVC) have completed the review of the third and final draft of the Future Caledon Draft Official Plan policy document. We have conducted our review as a Watershed Based Resource Management Agency and as a landowner. With the recent legislative changes stemming from Bill 23, we have scoped our review to our mandate, specifically natural hazards, regulated features, stormwater management (not quality). We have focused our review on Natural Hazards including the response matrix provided by the Town.

We are pleased to see that many of our prior comments have been addressed and generally we have no major comments remaining. We do have a few minor comments that we would like to offer for your consideration prior to the approval of the new Official Plan. Please consider the following comments:

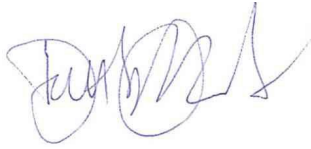
Detailed Comments:

1. 13.3.3 – allows minor alterations and development within natural features and areas (NFAs); however, PSWs are included as an NFA. Note, development (even minor) is not permitted within PSWs therefore CVC staff caution the Town on the implications of this policy permission. Suggest specifying that for PSW no development or site alteration is permitted.
2. 13.3.5 – This policy is unclear. Suggest revising to clearly spell out the intent.
3. 13.4.2 – speaks to 'other wetlands' as supporting features and areas but does not mention the role of CA's. Recognizing that CAs regulated all wetlands, staff suggest including reference to CAs.
4. 5.5.7, 13.3.4(d), and other areas - Ecological offsetting is mentioned including the Town's tree compensation requirements. This is an excellent opportunity to include CVC's offsetting guide and that it should be used within CVC regulated areas. At minimum a general policy in regards to CA regulated lands and respective ecological offsetting requirements should be included.
5. 13.9.8 This policy as a stand alone references CAs regulation in relation to Linkage. Although this reference is fine, this similar type of reference should be placed in policies that speak to wetlands, ecological offsetting etc. (as noted above).

Your Future Caledon Official Plan Review
CVC Comments

We once again thank the Town for engaging with the Conservation Authorities and giving us the opportunity to review and provide input on the new Official Plan. We hope our comments have proven useful and we are available to discuss should you have any questions.

Sincerely,



Dorothy Di Berto, RPP
Senior Manager, Planning
Planning and Development Services

C: Mary-Ann Burns, TRCA

March 8, 2024

CFN 69683

BY E-MAIL ONLY (bailey.loverock@caledon.ca)

Bailey Loverock, RPP
Team Lead, Official Plan Review/Senior Policy Planner
Strategic Policy Planning Town of Caledon
6311 Old Church Road Caledon, Ontario L7C 1J6

Re: Future Caledon Official Plan, 2024

Thank you for the opportunity to comment on the February 2024 draft of the Future Caledon Official Plan (OP). Toronto and Region Conservation Authority (TRCA) staff understand that the Town held a public meeting on the draft OP on March 5, 2024. The draft OP is then to be considered by the Planning and Development Committee on March 19, 2024.

The Town engaged TRCA staff throughout the earlier stages of the first draft OP review (background review and visioning, policy directions report). On July 7, 2023, TRCA staff attended an online meeting to discuss the draft OP's Natural Environment System policies. TRCA provided comments on the second draft OP in June and October 2023. We appreciate the receipt of a comment-response matrix on February 14, 2024, and the opportunity to provide additional feedback on the current draft.

GENERAL COMMENTS

We have reviewed the current Draft OP dated February 2024 and find that many of our October 2023 comments on the second draft have been addressed. We outline outstanding comments below with recommendations for addressing these.

Chapter 13 – Natural Environment System

We appreciate the inclusion of additional language around watershed and subwatershed planning in Chapter 13, Natural Environment System, including the emphasis on the Town and Region's support for watershed planning and the implementation of watershed plans. TRCA staff are concerned, however, that the policies relating to Local Subwatershed Studies located within Chapter 13 do not make reference to natural hazards. Natural hazard policies are located in a separate section, Chapter 16, Natural and Human-Made Hazards. As natural hazard delineation (for avoidance and mitigation) is a critical component of the Local Subwatershed Study process, there should be a direct link to those policies. This is consistent with the Growth Plan (2020) definition of a subwatershed plan, which states that the subwatershed plan should identify specific criteria, objectives, actions, thresholds, targets, and the best practices for development, stormwater management, and managing and minimizing impacts related to severe weather events.

Sub-section 4.2.1.1 of the Growth Plan also makes reference to natural hazard management and watershed planning (water quantity) in coordination with municipalities and conservation authorities: “Upper- and single-tier municipalities, partnering with lower-tier municipalities and conservation authorities as appropriate, will ensure that watershed planning is undertaken to support a comprehensive, integrated, and long-term approach to the protection, enhancement, or restoration of the quality and quantity of water within a watershed.”

Within section 13.9 of the draft OP, where the components of a Local Subwatershed Study are discussed, please make reference to the section 16 natural hazard policies. Moreover, in accordance with Growth Plan policies, there should be reference to the collaboration among conservation authorities, the Town, and Region of Peel in watershed/sub-watershed planning, as a pre-requisite for informing secondary planning.

DETAILED COMMENTS

The following comment reiterates our previous natural hazard comment provided in our October 6, 2023 letter.

Chapter 16 – Natural Hazards

Policy 16.2.3 – We appreciate the inclusion of flooding protection requirements, however, please revise to “prior to development” as opposed to “condition of development”, as at the latter stage it may be that some requirements are proven technically unfeasible and/or it may be too late to implement any avoidance or mitigation of impacts.

We trust these comments to be of assistance. Should you have any questions or wish to meet to discuss any of the above, please contact Heather Rodriguez at heather.rodriquez@trca.ca or the undersigned at maryann.burns@trca.ca.

Sincerely,



Mary-Ann Burns, MCIP RPP
Senior Manager, Planning Policy and Regulation

cc: Dorothy Di Berto, Senior Manager, Planning and Development Services, CVC
Laurie Nelson, Director, Policy Planning, TRCA
Jason Wagler, Senior Manager, Development Planning and Permits, TRCA
Nick Cascone, Senior Planner, Development Planning and Permits, TRCA
Heather Rodriguez, Planner, Planning Policy and Regulation, TRCA



CORPORATION OF THE CITY OF
CLARENCE-ROCKLAND REGULAR MEETING

RESOLUTION

Council Regular meeting

Resolution: 2024-16
Title: Resolution proposed by Councillor Kyle Cyr and seconded by Mayor Mario Zanth regarding the 9-8-8 National suicide and crisis hotline
Date: February 14, 2024

Moved by Kyle Cyr
Seconded by Mario Zanth

WHEREAS Canada has adopted 9-8-8, as National three-digit suicide and crisis hotline; and
WHEREAS the City of Clarence-Rockland recognizes that it is a significant and important initiative to ensure critical barriers are removed to those in a crisis and seeking help;
BE IT RESOLVED THAT the City of Clarence-Rockland continues to endorse the 9-8-8 Crisis Line initiative and will display the 9-8-8 information poster in all its municipal buildings; and
BE IT FURTHER RESOLVED THAT a copy of this resolution be sent to Todd Doherty, MP for Cariboo-Prince George, as well as all Ontario municipalities.

CARRIED

Monique Ouellet

Signé avec ConsignO Cloud (16/02/2024)
Vérifiez avec verifio.com ou Adobe Reader.



Monique Ouellet/Clerk



CORPORATION DE LA CITÉ DE
CLARENCE-ROCKLAND
RÉUNION RÉGULIÈRE

RÉSOLUTION

Réunion régulière du conseil

Résolution: 2024-16
Titre: Résolution proposée par le conseiller Kyle Cyr et appuyée du maire Mario Zanth au sujet du 9-8-8, soit la ligne d'assistance nationale sur le suicide et les crises.
Date: le 14 février 2024

Proposée par Kyle Cyr
Appuyée par Mario Zanth

ATTENDU QUE le Canada a adopté le 9-8-8, comme ligne d'assistance nationale à trois chiffres sur le suicide et les crises ; et
ATTENDU QUE la Cité de Clarence-Rockland reconnaît qu'il s'agit d'une initiative importante pour s'assurer que les obstacles critiques sont éliminés pour les personnes en situation de crise et qui demandent de l'aide ;
QU'IL SOIT RÉSOLU QUE la Cité de Clarence-Rockland continue d'appuyer l'initiative de la ligne d'écoute 9-8-8 et affichera l'affiche d'information 9-8-8 dans tous ses édifices municipaux; et
QU'IL SOIT AUSSI RÉSOLU QU'une copie de cette résolution soit envoyée à Todd Doherty, MP de Cariboo-Prince George, ainsi qu'à toutes les municipalités de l'Ontario.

ADOPTÉE

Monique Ouellet/Greffière



374028 6TH LINE • AMARANTH ON • L9W 0M6

February 23, 2024

Hon. Doug Ford, Premier of Ontario
Hon. Prabmeet Sarkaria, Minister of Transportation

Sent by email to: Premier@ontario.ca; Minister.mto@ontario.ca

Re: Resolution on Highway 413

At its regular meeting of Council held on February 21, 2024, the Township of Amaranth Council passed the following resolution:

Resolution #: 3

Moved by: G Little

Seconded by: A. Stirk

Whereas the Township of Amaranth recognizes the importance for efficient and effective transportation networks in the Province and;

Whereas, the Province has committed to getting 1.5 millions home built within the next 10 years or less.

BE IT RESOLVED THAT:

The Township of Amaranth request that the Province of Ontario pause advancement on proposed highway 413 and redirect the approximate \$8 billion cost for highway 413 to support municipal infrastructure costs and housing construction initiatives and;

Further be it resolved that at least 50% of those funds be allocated for small urban and rural Ontario with populations less than 50,000. **CARRIED**

Please do not hesitate to contact the office if you require any further information on this matter.

Yours truly,

Nicole Martin, Dipl. M.A.
CAO/Clerk

Copy: Hon. Sylvia Jones, MPP Dufferin-Caledon sylvia.jones@pc.ola.org
Hon. Kinga Surma, MPP Etobicoke Centre kinga.surmaco@pc.ola.org
Dufferin County Municipalities



374028 6TH LINE • AMARANTH ON • L9W 0M6

March 12, 2024

Hon. Paul Calandra
Minister of Municipal Affairs and Housing

Sent by email to: Paul.Calandra@pc.ola.org

Re: Operational Budget Funding

At its regular meeting of Council held on March 6, 2024, the Township of Amaranth Council passed the following resolution.

Resolution #: 4

Moved by: G Little

Seconded by: A. Stirk

Whereas all Ontario municipalities are prohibited from running budget deficits for operating purposes, and;

Whereas all Ontario municipalities have similar pressures with respect to aging infrastructure and operating costs for policing, and;

Whereas the City of Toronto has recently received Provincial funding to cover a \$1.2 billion dollar operating shortfall and approximately \$12 million in Federal and Provincial funding for their Police operating budget, and;

Whereas the City of Toronto has the lowest tax rates in the Province, approximately 40% less than the average Dufferin rural municipal tax rate.

Be it Resolved That the Township of Amaranth call on the Province of Ontario to treat all municipalities fairly and provide equivalent representative operational budget funding amounts to all Ontario municipalities.

CARRIED

Please do not hesitate to contact the office if you require any further information on this matter.

Yours truly,

Nicole Martin, Dipl. M.A.
CAO/Clerk
C: Premier of Ontario; AMO; Ontario Municipalities



**THIS CONFIDENTIAL CORRESPONDENCE IS SUBJECT TO SOLICITOR AND CLIENT
PRIVILEGE WHICH SHOULD NOT BE DISTRIBUTED TO ANY THIRD PARTY.**

Quinto M. Annibale*
*Quinto M. Annibale Professional Corporation
E-mail address: Qannibale@loonix.com
Direct Line: (416) 748-4757

BY EMAIL (kevin.klingenberg@caledon.ca)

March 25, 2024

The Corporation of the Town of Caledon
6311 Old Church Rd
Caledon, ON
L7C 1J6

Attn: Mr. Kevin Klingenberg, Town Clerk

Dear Mr. Klingenberg:

Re: Strong Mayor Powers Direction to Council and Staff

Pursuant to instructions received from Mayor Groves, please find attached to this letter a Council and Staff Direction for the information of council at the meeting of March 26, 2024. This direction is being provided pursuant to section 284.3 of the *Municipal Act*, 2001, S.O. 2001, c. 25. Under the *Municipal Act*, no vote is required for this direction, and it is being provided for the information of council only.

Similarly, please find proposed Zoning By-laws A1 to A12 attached to the direction. These Zoning By-laws are being proposed by Mayor Groves pursuant to section 284.11.1 of the *Municipal Act*, which allows the Mayor to propose by-laws and require council to vote on same, despite any procedural by-law, if the Mayor is of the opinion that such by-laws could advance a prescribed provincial priority. Pursuant to the foregoing, these by-laws are required to be considered at the council meeting of April 30, 2024. A vote of council pursuant to section 284.11.1 of the *Municipal Act* will pass if more than one-third of the members of council vote in favour of the by-law at the April 30, 2024 meeting.

I trust this is satisfactory, however please do not hesitate to contact the undersigned should you require anything further.

Yours very truly,

LOOPSTRA NIXON LLP



Per: Quinto M. Annibale

Cc: Nathan Hyde, CAO; Nathan.hyde@caledon.ca

Annette Groves, Mayor; Annette.groves@caledon.ca

Catherine Monast, Chief of Staff; catherine.monast@caledon.ca

STRONG MAYOR POWERS – COUNCIL AND STAFF DIRECTION

Subject: Zoning By-law Amendments to meet Provincial Housing Priorities and Caledon's Housing Pledge using the Strong Mayor Powers pursuant to the *Municipal Act, 2001, S.O. 1001, c. 25*.

Member of Council: Mayor A. Groves

Meeting Considered At: March 26, 2024

WHEREAS the Town of Caledon has been designated under O. Reg. 530/22 for the purposes of exercising the Strong Mayor Powers granted under section 284.2 of the *Municipal Act, 2001, S.O. 2001, c. 25* ("Municipal Act");

WHEREAS the Ministry of Municipal Affairs and Housing ("MMAH") has assigned the Town of Caledon a housing target of 13,000 new homes by 2031;

WHEREAS O. Reg. 580/22 under the *Municipal Act* prescribes the building of 1.5 million new residential units by December 31, 2031 as a provincial priority (the "Provincial Housing Priority");

WHEREAS the Town of Caledon seeks to advance the provincial priorities prescribed in O. Reg. 580/22 under the *Municipal Act*;

WHEREAS the Mayor of Caledon is empowered under the Strong Mayor Powers granted by section 284.11.1 of the *Municipal Act* to propose by-laws to the council and to require the council to consider and vote on the proposed by-laws at a meeting, if the Mayor is of the opinion that the by-law could potentially advance a prescribed provincial priority;

WHEREAS on March 21, 2023 the Town of Caledon Council endorsed a Housing Pledge for Caledon, outlining how the Town of Caledon will meet the target of 13,000 new homes by 2031 as set by the MMAH ("Housing Pledge");

WHEREAS the construction of Additional Residential Units are a component of the Housing Pledge;

WHEREAS the Mayor is of the opinion that the Subject Lands are a key component of future residential growth and development within the Town of Caledon and the by-laws attached to this resolution at Schedule "A1" through "A12" (the "Zoning By-laws") would advance the Provincial Housing Priority and the Housing Pledge (the "Mayor's Reasons for the Proposal");

WHEREAS the Town of Caledon desires to meet its obligations under the Housing Pledge and advance the Provincial Housing Priority;

WHEREAS the Subject Lands are located within the Regional Urban Boundary, either as an existing Delineated Built-up Area, an existing Delineated Greenfield Area, or a New Urban Area;

WHEREAS the Subject Lands have been designated for residential development in the draft Future Caledon Official Plan ("COP") and in the Regional of Peel Official Plan ("ROP");

WHEREAS the Town of Caledon seeks to zone the Subject Lands in compliance with the COP and ROP;

WHEREAS development on the Subject Lands is required to meet *Planning Act* requirements, including but not limited to Plan of Subdivision and/or Site Plan Approval;

WHEREAS the Town of Caledon desires to zone the Subject Lands to permit residential mixed-use development in order to advance the Provincial Housing Priority and meet the requirements of the Housing Pledge;

WHEREAS the Mayor, pursuant to her powers under section 284.3 of the *Municipal Act*, the Mayor may, in writing, exercise the powers of the Town to direct municipal employees to carry out duties related to the exercise of the power or performance of the duty, including implementing any decisions made by the head of council under Part VI.1 of the *Municipal Act*;

WHEREAS the Mayor, pursuant to her powers under section 284.11.1 of the *Municipal Act*, proposes the passage of the Zoning By-laws, being of the opinion that the by-law would advance a prescribed provincial priority, being the building of 1.5 million new residential units by December 31, 2031;

WHEREAS pursuant to subsection 34(12) of the *Planning Act*, the Town will ensure that sufficient information has been made available to the public, and one public meeting will be held on the matter;

WHEREAS pursuant to subsection 34(14.1) of the *Planning Act*, the statutory public meeting will be held no earlier than 20 days after the requirements for giving notice in *O. Reg. 545/06* have been complied with;

WHEREAS the Town Clerk and each member of Council will be provided with a copy of the Zoning By-laws and the Mayor's Reasons for the Proposal pursuant to section 284.11.1(3) of the *Municipal Act*;

WHEREAS a vote brought pursuant to section 284.11.1 of the *Municipal Act* requires more than one-third of votes in favour to be passed pursuant to section 284.11.1(4) of the *Municipal Act*;

WHEREAS pursuant to subsection 34(18) of the *Planning Act* Council shall give written notice of the passing of the by-law is given in the prescribed manner, no later than 15 days after the day the by-law is passed;

WHEREAS pursuant to subsection 34(19) of the *Planning Act*, a person or public body who, before the by-law was passed, made oral submissions at a public meeting or written submissions to the council may appeal the passing of the by-law not later than 20 days after the giving of notice as detailed above;

WHEREAS if an appeal is received by the Town, the clerk shall ensure that a record that includes the prescribed information and material in *O. Reg. 545/06* is compiled, and the notice of appeal, record and fee are forwarded to the Tribunal within 15 days after the last day for filing a notice of appeal.

I, ANETTE GROVES, MAYOR OF THE TOWN OF CALEDON, HEREBY DIRECT AS FOLLOWS;

1. Council shall consider passage of the Zoning By-laws at its regular meeting of April 30, 2024;
2. The Clerk shall schedule and Council shall hold a statutory public meeting with respect to the Zoning By-laws pursuant to section 34(12)(a)(ii) and (14.1) of the *Planning Act*, R.S.O. 1990, c. P.13 at a Planning and Development Committee meeting of April 25, 2024 at 7:00 pm;
3. The Clerk is directed to give notice of the statutory public meeting pursuant to section 34(13) of the *Planning Act* and in accordance with section 5 of *O. Reg 545/06*, by no later than April 4, 2024 by publication in the Caledon Citizen on April 4, 2024;
4. The Clerk and planning staff are directed to comply with section 34(12) of the *Planning Act* by ensuring that sufficient information and material are made available to the public to understand generally the proposed Zoning By-laws;
5. If a greater than one-third majority of Council votes to approve the Zoning By-laws at its regular meeting of April 30, 2024, the Clerk is directed to give notice of the passing of the Zoning By-laws in accordance with subsection 34(18) of the *Planning Act* and section 6 of *O. Reg. 545/06* made pursuant to the *Planning Act*, by no later than May 14, 2024; and
6. The Mayor is directed, as required by section 2 of *O. Reg. 530/22*, to ensure that a copy of this direction, which contains the Mayor's Reasons for the Proposal, shall be given to the Clerk and the Chief Administrative Officer by no later than March 27, 2024
7. If, at the April 30, 2024 council meeting, the Zoning By-laws are passed pursuant to section 284.11.1 of the *Municipal Act*, the Mayor is directed, as required by section 284.4(1) and (2) of the *Municipal Act* and section 3 of *O. Reg. 530/22*, to ensure that a copy of the exercised power or performed duty shall be given to the Clerk, each member of Council, and shall be posted on the Town's website to ensure that it is available to the public by no later than May 1, 2024.

A handwritten signature in black ink, appearing to read 'Annette Groves', is written over a horizontal line.

Name: **Annette Groves**
Title: **Mayor of the Town of Caledon**

A1

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2024-XXXX

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part of Lots 18, 19, 20, 21, and 22, Concessions 3, and 4, West of Hurontario Street (Chinguacousy), Town of Caledon, Regional Municipality of Peel.

WHEREAS Section 34 of the Planning Act, as amended, permits the councils of local municipalities to pass zoning by-laws for prohibiting the use of land or the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law;

AND WHEREAS the Council of The Corporation of the Town of Caledon considers it desirable to pass a zoning by-law to permit the use of Part of Lots 18, 19, 20, 21, and 22, Concessions 3 and 4, West of Hurontario Street (Chinguacousy), Town of Caledon, Regional Municipality of Peel, for mixed use purposes.

NOW THEREFORE the Council of The Corporation of the Town of Caledon enacts that By-law 2006-50 as amended, being the Comprehensive Zoning By-law for the Town of Caledon, shall be and is hereby amended as follows:

- 1. By adding the following subsections to Section 13 – EXCEPTIONS
 - 1.1 Notwithstanding any other provisions of by-law 2006-50, the following provisions shall apply to the lands as shown on Schedule “A” of this By-law 2024-XXXX. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.
 - 1.2 The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RMD	AAA	<div>Additional Permitted Uses:<ul style="list-style-type: none">- Adult Day Centre- Amusement Arcade- Animal Hospital- Art Gallery- Artist Studio and Gallery- Bakery- Building, Apartment- Building, Apartment, Senior Citizens- Building, Mixed Use- Business Office- Clinic- Conference Centre- Convenience Store- Crisis Care Facility- Cultural Centre- Day Nursery- Dry Cleaning or Laundry Outlet- Dwelling, Back-to-Back Townhouse- Dwelling, Detached- Dwelling, Detached, Rear-Lane- Dwelling, Semi-Detached- Dwelling, Semi-Detached, Rear-Lane- Dwelling, Stacked Townhouse- Dwelling, Townhouse, Rear-Lane- Environmental Management</div>	<div>DEFINITIONS</div> <div>Amenity Space For the purposes of this zone, means an outdoor area used exclusively for the enjoyment of the outdoor environment and may include landscaped areas, patios, porches, privacy areas, balconies, terraces, decks and similar areas.</div> <div>Dwelling, Stacked Townhouse For the purposes of this zone, means a building containing four or more dwelling units in which each dwelling unit is divided both horizontally and vertically from another dwelling unit by a common wall;</div> <div>Live-Work Unit means a dwelling unit within a building divided vertically, containing not more than 8 units, in which the portion of the building at grade level may be used as a business establishment and whereby each “live” and “work” component within the dwelling unit may have independent entrances from the outside. “Live” and “Work” components may share common hallways, stairways and rooms for mechanical systems on the ground floor.</div> <div>Lot Depth For the purposes of this zone, means the shortest horizontal distance between the front lot</div>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<ul style="list-style-type: none"> - Farmers Market - Financial Institution - Fitness Centre - Funeral Home - Furniture Showroom - Grocery Store - Hotel - Laboratory, Medical - Laundromat - Live-Work Unit - Long-Term Care Facility - Medical Centre - Merchandise Service Shop - Museum - Non-market Housing - Outdoor Seasonal Garden Centre, Accessory - Outdoor Display or Sales Area, Accessory - Patio, Outdoor - Personal Service Shop - Pharmacy - Place of Assembly - Place of Entertainment - Place of Worship - Printing and Processing Service Shop - Private Club - Recreation, Non-Intensive - Restaurant - Retail Store - Retail Store, Accessory - Sales, Service and Repair Shop - School - Seniors Retirement Facility - Shopping Centre - Supermarket - Training Facility - Veterinary Hospital - Video Outlet/Rental Store - Wellness Centre 	<p>line and the rear lot line.</p> <p>Lot Line, Front For the purposes of this zone, where a lot contains a <i>Rear-Lane dwelling</i> the <i>Front Lot Line</i> shall be the <i>lot line</i> opposite to the <i>lot line</i> traversed by a <i>driveway</i>.</p> <p>Non-Market Housing</p> <p>Rear-Lane For the purposes of this zone, means a <i>dwelling</i> with a <i>driveway</i> access to a private or public <i>street</i> or <i>Lane</i> adjacent to the <i>rear lot line</i>.</p> <p>REGULATIONS</p> <p>Access Regulations Notwithstanding Section 4.3.1, a <i>rear-lane dwelling</i> and associated accessory structures may be erected on a <i>lot</i> without frontage and access to a public or private <i>street</i>, provided driveway access to the rear lot line is available from a public or private <i>street</i> or <i>Lane</i>.</p> <p>For the purposes of this zone, Sections 4.3.3 (minimum <i>entrance setback</i>) and 4.3.4 (minimum <i>entrance separation</i>) shall not apply.</p> <p>Air Conditioners and Heat Pumps Air Conditioners and Heat Pumps are permitted in all <i>yards</i> provided where an Air Conditioner or Heat Pump is located in a <i>Front Yard</i> or <i>Exterior Side Yard</i>, it shall be screened from public view or located on a balcony.</p> <p>Detached or Dual Garage For the purposes of this zone, a detached or <i>dual garage</i> with <i>driveway</i> access to a <i>lane</i> shall:</p> <ol style="list-style-type: none"> Comply with the minimum <i>yard</i> requirements of the <i>lot</i>, except in the case of a <i>dual garage</i>, or portion thereof, no minimum <i>side yard</i> requirement shall apply where a dual garage is divided vertically into 2 separate private garages on a <i>lot line</i>. Not be subject to Section 4.2.2 Not exceed the <i>Building Height</i> of the <i>main building</i> on the <i>lot</i>. <p>Model Homes and Temporary Sales Structure Notwithstanding Section 4.24 (Model Homes and Temporary Sales Structures), for the purposes of this zone:</p> <ol style="list-style-type: none"> a maximum of ten (10) dry or serviced model homes shall be permitted on lands with draft plan approval. Any number of temporary sales <i>structures</i> may be located on lands

Zone Prefix	Exception Number	Permitted Uses	Special Standards																																																										
			<p>which are the subject of a draft approved plan of subdivision subject to Subsections 4.24.5 a), b), and c).</p> <p>Sight Triangles Notwithstanding Section 4.38.2 (<i>Sight Triangles</i>) no sight triangle shall be required where a curved or triangular area of land abutting a corner lot has been incorporated into the public right-of-way. No minimum <i>yard</i> or <i>setback</i> is required from a lot line abutting such curved or triangular area of land.</p> <p>Size of Parking Spaces For the purpose of this <i>zone</i>, the minimum size of a <i>parking space</i> shall be 2.75m in width and 5.8m in length.</p> <p>Residential Parking Requirements Notwithstanding Section 5.2.2 (<i>Residential Parking Requirements</i>), no visitor parking spaces are required for a <i>dwelling, back-to-back townhouse</i>, having frontage on a public <i>street</i>.</p> <p>Visitor Parking In the case of dwellings tied to a common element condominium or on a <i>lot</i> with four or more dwelling units, visitor parking shall be provided at a rate of 0.25 spaces per <i>unit</i>, unless otherwise specified in this <i>zone</i>.</p> <p>ZONE STANDARDS</p> <p>For a Dwelling, Detached and Dwelling, Detached, Rear-Lane:</p> <table><tr><td>Lot Area (minimum):</td><td>nil</td></tr><tr><td>Lot Frontage (minimum):</td><td></td></tr><tr><td> <i>Dwelling, Detached:</i></td><td>8m</td></tr><tr><td> <i>Dwelling, Detached, Rear-Lane:</i></td><td>7.8m</td></tr><tr><td>Building Area (maximum):</td><td>N/A</td></tr><tr><td>Backyard Amenity Area (minimum):</td><td>nil</td></tr><tr><td>Front Yard (minimum)</td><td></td></tr><tr><td> Front wall of attached <i>private garage:</i></td><td>5.5m</td></tr><tr><td> Front wall of <i>main building:</i></td><td>2.5m</td></tr><tr><td>Exterior Side Yard (minimum)</td><td></td></tr><tr><td> To a <i>private garage</i> facing an <i>exterior side lot line:</i></td><td>5.5m</td></tr><tr><td> To a <i>main building:</i></td><td>2.0m</td></tr><tr><td>Exterior Side Yard abutting a Lane (minimum)</td><td></td></tr><tr><td> To a <i>private garage</i> facing an <i>exterior side lot line:</i></td><td>5.5m</td></tr><tr><td> To a <i>main building:</i></td><td>1.2m</td></tr><tr><td>Rear Yard (minimum)</td><td></td></tr><tr><td> For <i>lots</i> with a <i>lot depth</i> of 20m or greater:</td><td>6.0m</td></tr><tr><td> For <i>lots</i> with a <i>lot depth</i> less than 20m:</td><td>4.7m</td></tr><tr><td> To the side wall of a <i>private garage:</i></td><td>0.6m</td></tr><tr><td> For a <i>Dwelling, Detached, Rear-Lane</i> abutting a <i>Lane:</i></td><td>nil</td></tr><tr><td> For a <i>Dwelling, Detached, Rear-Lane</i> abutting a <i>Street:</i></td><td></td></tr><tr><td> To an attached <i>private garage:</i></td><td>5.5m</td></tr><tr><td> To a <i>main building:</i></td><td>2.5m</td></tr><tr><td>Interior Side Yard (minimum):</td><td></td></tr><tr><td> One side:</td><td>0.6m</td></tr><tr><td> Other side:</td><td>1.2m</td></tr><tr><td> Abutting a non-residential land use:</td><td>1.2m</td></tr><tr><td>Building Height (maximum)</td><td>14m</td></tr><tr><td>Landscape Area (minimum)</td><td>10% of <i>Front Yard</i></td></tr></table>	Lot Area (minimum):	nil	Lot Frontage (minimum):		<i>Dwelling, Detached:</i>	8m	<i>Dwelling, Detached, Rear-Lane:</i>	7.8m	Building Area (maximum):	N/A	Backyard Amenity Area (minimum):	nil	Front Yard (minimum)		Front wall of attached <i>private garage:</i>	5.5m	Front wall of <i>main building:</i>	2.5m	Exterior Side Yard (minimum)		To a <i>private garage</i> facing an <i>exterior side lot line:</i>	5.5m	To a <i>main building:</i>	2.0m	Exterior Side Yard abutting a Lane (minimum)		To a <i>private garage</i> facing an <i>exterior side lot line:</i>	5.5m	To a <i>main building:</i>	1.2m	Rear Yard (minimum)		For <i>lots</i> with a <i>lot depth</i> of 20m or greater:	6.0m	For <i>lots</i> with a <i>lot depth</i> less than 20m:	4.7m	To the side wall of a <i>private garage:</i>	0.6m	For a <i>Dwelling, Detached, Rear-Lane</i> abutting a <i>Lane:</i>	nil	For a <i>Dwelling, Detached, Rear-Lane</i> abutting a <i>Street:</i>		To an attached <i>private garage:</i>	5.5m	To a <i>main building:</i>	2.5m	Interior Side Yard (minimum):		One side:	0.6m	Other side:	1.2m	Abutting a non-residential land use:	1.2m	Building Height (maximum)	14m	Landscape Area (minimum)	10% of <i>Front Yard</i>
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Interior Side Yard (minimum):																																																													
One side:	0.6m																																																												
Other side:	1.2m																																																												
Abutting a non-residential land use:	1.2m																																																												
Building Height (maximum)	14m																																																												
Landscape Area (minimum)	10% of <i>Front Yard</i>																																																												

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Driveway Width (minimum) 2.75m</p> <p>Parking Requirements (minimum): 1 parking space per dwelling unit</p> <p>For a Dwelling, Semi-Detached and Dwelling, Semi-Detached, Rear-Lane:</p> <p>Lot Area (minimum) nil</p> <p>Lot Frontage (minimum) Interior Lot: 5m Corner Lot: 6.5m</p> <p>Building Area (maximum): N/A</p> <p>Backyard Amenity Area (minimum): nil</p> <p>Front Yard (minimum) Front wall of attached private garage: 5.5m Front wall of main building: 2.5m</p> <p>Exterior Side Yard (minimum): To a private garage facing an exterior side lot line: 5.5m To a main building: 2.0m</p> <p>Exterior Side Yard abutting a Lane (minimum) To a private garage facing an exterior side lot line: 5.5m To a main building: 1.2m</p> <p>Rear Yard (minimum) For lots with a lot depth of 20m or greater: 6.0m For lots with a lot depth less than 20m: 4.7m To the side wall of a private garage: 0.6m For a Dwelling, Semi-Detached, Rear-Lane abutting a Lane: nil For a Dwelling, Semi-Detached, Rear-Lane abutting a Street: To an attached private garage: 5.5m To a main building: 2.5m</p> <p>Interior Side Yard (minimum): To a main building: 0.9m Between attached dwelling units: nil Abutting a non-residential land use: 1.2m</p> <p>Building Height (maximum) 14m</p> <p>Landscape Area (minimum) 10% of Front Yard</p> <p>Driveway Width (minimum) 2.75m</p> <p>Parking Requirements (minimum): 1 parking space per dwelling unit</p> <p>For a Dwelling, Townhouse:</p> <p>Lot Area (minimum) nil</p> <p>Lot Frontage (minimum) Interior Lot: 4.5m End Lot or Corner Lot: 5.5m</p> <p>Building Area (maximum): N/A</p> <p>Backyard Amenity Area (minimum): nil</p> <p>Front Yard (minimum) Front wall of attached private garage: 5.5m Front wall of main building: 2.5m</p> <p>Exterior Side Yard (minimum): To a private garage facing an exterior side lot line: 5.5m To a main building: 2.0m</p> <p>Exterior Side Yard abutting a Lane (minimum) To a private garage facing an exterior side lot line: 5.5m To a main building: 1.2m</p> <p>Rear Yard (minimum) To a main building: 4.7m To the side wall of a private garage: 0.6m</p> <p>Interior Side Yard (minimum): To a main building: 1.2m Between attached dwelling units: nil</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Abutting a non-residential land use: 1.2m</p> <p>Building Height (maximum) 14m</p> <p>Landscape Area (minimum) 10% of <i>Front Yard</i></p> <p>Driveway Width (minimum) 2.75m</p> <p>Parking Requirements (minimum): 1 <i>parking space per dwelling unit</i></p> <p>For a Dwelling, Townhouse, Rear-Lane:</p> <p>Lot Area (minimum) nil</p> <p>Lot Frontage (minimum)</p> <p><i>Interior Lot:</i> 4.0m</p> <p><i>End Lot or Corner Lot:</i> 5.5m</p> <p>Building Area (maximum): N/A</p> <p>Backyard Amenity Area (minimum): nil</p> <p>Front Yard (minimum): 2m</p> <p>Exterior Side Yard (minimum): 2m</p> <p>Exterior Side Yard abutting a Lane (minimum) 1.2m</p> <p>Rear Yard (minimum)</p> <p>For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Lane</i>: 0.0m</p> <p>For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Street</i>:</p> <p>To an attached <i>private garage</i>: 5.5m</p> <p>To a <i>main building</i>: 2.5m</p> <p>Interior Side Yard (minimum):</p> <p>To a <i>main building</i>: 1.2m</p> <p>Between attached <i>dwelling units</i>: nil</p> <p>Between attached <i>private garages</i>: nil</p> <p>Abutting a non-residential land use: 1.2m</p> <p>Building Height (maximum) 14m</p> <p>Landscape Area (minimum) 10% of <i>Front Yard</i></p> <p>Driveway Width (minimum) 2.75m</p> <p>Parking Requirements (minimum): 1 <i>parking space per dwelling unit</i></p> <p>Amenity Space (minimum): 3.5m² per <i>dwelling unit</i></p> <p>For a Dwelling, Back-to-Back Townhouse:</p> <p>Lot Area (minimum) nil</p> <p>Lot Frontage (minimum)</p> <p><i>Interior Lot:</i> 5.5m</p> <p><i>End Lot or Corner Lot:</i> 6.7m</p> <p>Building Area (maximum): N/A</p> <p>Backyard Amenity Area (minimum): nil</p> <p>Front Yard (minimum)</p> <p>Front wall of attached <i>private garage</i>: 5.5m</p> <p>Front wall of <i>main building</i>: 2.5m</p> <p>Exterior Side Yard (minimum): 2.0m</p> <p>Exterior Side Yard abutting a Lane (minimum)</p> <p>To a <i>private garage</i> facing an <i>exterior side lot line</i>: 5.5m</p> <p>To a <i>main building</i>: 1.2m</p> <p>Rear Yard (minimum) nil</p> <p>Interior Side Yard (minimum):</p> <p>To a <i>main building</i>: 1.2m</p> <p>Between attached <i>dwelling units</i>: nil</p> <p>Abutting a non-residential land use: 1.2m</p> <p>Building Height (maximum) 14m</p> <p>Landscape Area (minimum) 10% of <i>Front Yard</i></p> <p>Driveway Width (minimum) 2.75m</p> <p>Parking Requirements (minimum): 1 <i>parking space per dwelling unit</i></p> <p>Contiguous Dwelling Units (maximum): 16</p> <p>Dimensions of a Contiguous Structure (maximum): 8 <i>dwelling units</i> wide by 2 <i>dwelling units</i> deep</p> <p>Amenity Space (minimum): 3.5m² per <i>dwelling unit</i></p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards																																																							
			<p>For a Dwelling, Stacked Townhouse:</p> <p><i>Lot Area</i> (minimum) nil <i>Lot Frontage</i> (minimum) nil <i>Building Area</i> (maximum): N/A <i>Backyard Amenity Area</i> (minimum): nil <i>Front Yard</i> (minimum) 2.5m <i>Exterior Side Yard</i> (minimum): 2.4m <i>Rear Yard</i> (minimum): 2.4m but 0.5m is permitted to a <i>Lane</i> <i>Interior Side Yard</i> (minimum): 0.9m <i>Building Height</i> (maximum) 20m <i>Landscape Area</i> (minimum) 10% of the <i>lot</i> <i>Driveway Width</i> (minimum) 2.75m <i>Parking Requirements</i> (minimum): Residents: 1 <i>parking space</i> per <i>dwelling unit</i> Visitors: 0.15 <i>parking space</i> per <i>dwelling unit</i> <i>Amenity Space</i> (minimum): 2m² per <i>dwelling unit</i></p> <p>For a Building, Apartment; Building, Apartment, Senior Citizen, and Building, Mixed Use:</p> <p><i>Lot Area</i> (minimum) nil <i>Lot Frontage</i> (minimum) nil <i>Building Area</i> (maximum): N/A <i>Front Yard</i> (minimum) nil <i>Exterior Side Yard</i> (minimum): nil <i>Rear Yard</i> (minimum): 3m <i>Interior Side Yard</i> (minimum): 3m <i>Building Height</i> (maximum) N/A <i>Landscape Area</i> (minimum) 10% of the <i>lot</i> <i>Parking Requirements</i> (minimum): Residents: 1 <i>parking space</i> per <i>dwelling unit</i> Visitors: 0.15 <i>parking space</i> per <i>dwelling unit</i> Bicycle Parking Requirements (minimum): Residents: 0.5 spaces per <i>dwelling unit</i> Visitors: 0.1 spaces per <i>dwelling unit</i> <i>Amenity Space</i> (minimum): 2m² per <i>dwelling unit</i></p> <p>For a Building, Mixed Use, the number of <i>parking spaces</i> required shall be calculated in accordance with the above requirements for residential uses as well as the standards set out in Table 5.2 for non-residential <i>uses</i> multiplied by the percent of the peak period for each time period contained in the following tables:</p> <table><tr><th colspan="5">Percentage of Peak Period (Weekday)</th></tr><tr><th>Use</th><th>Morning</th><th>Noon</th><th>Afternoon</th><th>Evening</th></tr><tr><td><i>Business Office</i> <i>Clinic</i> <i>Financial Institution</i></td><td>100</td><td>90</td><td>95</td><td>10</td></tr><tr><td><i>Retail Store</i> <i>Service Shop</i></td><td>80</td><td>90</td><td>90</td><td>90</td></tr><tr><td><i>Restaurant</i></td><td>20</td><td>100</td><td>30</td><td>100</td></tr><tr><td><i>Hotel</i></td><td>70</td><td>70</td><td>70</td><td>100</td></tr><tr><td>Residential – Resident Residential - Visitor</td><td>90 20</td><td>65 20</td><td>90 60</td><td>100 100</td></tr></table> <table><tr><th colspan="5">Percentage of Peak Period (Weekend)</th></tr><tr><th>Use</th><th>Morning</th><th>Noon</th><th>Afternoon</th><th>Evening</th></tr><tr><td><i>Business Office</i> <i>Clinic</i> <i>Financial Institution</i></td><td>10</td><td>10</td><td>10</td><td>10</td></tr><tr><td><i>Retail Store</i> <i>Service Shop</i></td><td>80</td><td>100</td><td>100</td><td>70</td></tr></table>	Percentage of Peak Period (Weekday)					Use	Morning	Noon	Afternoon	Evening	<i>Business Office</i> <i>Clinic</i> <i>Financial Institution</i>	100	90	95	10	<i>Retail Store</i> <i>Service Shop</i>	80	90	90	90	<i>Restaurant</i>	20	100	30	100	<i>Hotel</i>	70	70	70	100	Residential – Resident Residential - Visitor	90 20	65 20	90 60	100 100	Percentage of Peak Period (Weekend)					Use	Morning	Noon	Afternoon	Evening	<i>Business Office</i> <i>Clinic</i> <i>Financial Institution</i>	10	10	10	10	<i>Retail Store</i> <i>Service Shop</i>	80	100	100	70
Percentage of Peak Period (Weekday)																																																										
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Zone Prefix	Exception Number	Permitted Uses	Special Standards																			
			<table><tr><td>Restaurant</td><td>20</td><td>100</td><td>50</td><td>100</td></tr><tr><td>Hotel</td><td>70</td><td>70</td><td>70</td><td>100</td></tr><tr><td>Residential – Resident Residential - Visitor</td><td>90 20</td><td>65 20</td><td>90 60</td><td>100 100</td></tr></table>					Restaurant	20	100	50	100	Hotel	70	70	70	100	Residential – Resident Residential - Visitor	90 20	65 20	90 60	100 100
			Restaurant	20	100	50	100															
			Hotel	70	70	70	100															
			Residential – Resident Residential - Visitor	90 20	65 20	90 60	100 100															
			Each column shall be totalled for weekday and weekend periods. The highest figure obtained from all time periods shall become the required parking for a <i>building, mixed use</i> .																			
			For a Seniors Retirement Facility, and Long-Term Care Facility																			
			<i>Lot Area</i> (minimum) nil																			
			<i>Lot Frontage</i> (minimum) nil																			
			<i>Building Area</i> (maximum): N/A																			
			<i>Front Yard</i> (minimum) nil																			
			<i>Exterior Side Yard</i> (minimum): nil																			
			<i>Rear Yard</i> (minimum): 3m																			
			<i>Interior Side Yard</i> (minimum): 3m																			
			<i>Building Height</i> (maximum) N/A																			
			<i>Landscape Area</i> (minimum) 10% of the <i>lot</i>																			
			<i>Parking Requirements</i> (minimum): For a <i>Seniors Retirement Facility</i> : Residents: 0.5 <i>parking space</i> per <i>dwelling unit</i> Visitors: 0.15 <i>parking space</i> per <i>dwelling unit</i>																			
			<i>Amenity Space</i> (minimum): 2m² per <i>dwelling unit</i>																			
			For a Live-Work Unit:																			
			A <i>Live-Work Unit</i> shall be limited to the following non-residential uses in addition to a <i>dwelling unit</i> :																			
			a) <i>Art Gallery</i> b) <i>Artist Studio and Gallery</i> c) <i>Business Office</i> d) <i>Clinic</i> e) <i>Dry Cleaning or Laundry Outlet</i> f) <i>Personal Service Shop</i> g) <i>Restaurant</i> h) <i>Retail Store</i>																			
			<i>Lot Area</i> (minimum) nil																			
			<i>Lot Frontage</i> (minimum) <i>Interior Lot</i> : 6.0m <i>End Lot or Corner Lot</i> : 7.2m																			
			<i>Building Area</i> (maximum): N/A																			
			<i>Backyard Amenity Area</i> (minimum): nil																			
			<i>Front Yard</i> (minimum): 2m																			
<i>Exterior Side Yard</i> (minimum): 2m																						
<i>Exterior Side Yard abutting a Lane</i> (minimum) 1.2m																						
<i>Rear Yard</i> (minimum) Abutting a <i>Lane</i> : nil Abutting a <i>Street</i> : To an attached <i>private garage</i> : 5.5m To a <i>main building</i> : 2.5m																						
<i>Interior Side Yard</i> (minimum): To a <i>main building</i> : 1.2m Between attached <i>Live-Work units</i> : nil Abutting another land use: 1.2m																						
<i>Building Height</i> (maximum) 14m																						
<i>Landscape Area</i> (minimum) nil																						
<i>Parking Requirements</i> (minimum): 1 <i>parking space</i> per <i>Live-Work unit</i>																						
<i>Amenity Space</i> (minimum): 3.5m² per <i>dwelling unit</i>																						
Non-Residential Floor Area, Gross Leasable (minimum): 50m² per <i>Live-Work Unit</i>																						

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>For a <i>Shopping Centre</i> or non-residential use not otherwise regulated in this zone:</p> <p> Setback to a <i>Street Line</i> (minimum): 3m Setback to another <i>lot line</i> (minimum): 6m Building Height (maximum): 18m Planting Strip (minimum): 3m along a <i>street line</i> or a <i>lot line</i> adjacent to another zone. Entrance Width (maximum): N/A Parking Requirements for a <i>Shopping Centre</i> (minimum): 1 <i>parking space</i> per 23m² of <i>net floor area</i> or portion thereof </p> <p>No part of a lighting fixture shall be closer than 2.5m to a <i>lot line</i>.</p> <p>A <i>loading space</i> shall not be closer than 6m to a <i>street line</i> or 12m to a residential land use.</p> <p>Where a <i>lot</i> is used exclusively for a Community Centre, Emergency Service Facility, Hospital, Library, Place of Worship, or School, the provisions of Section 9 (<i>Institutional Zone</i>) shall apply.</p> <p>Where a <i>lot</i> is used for Environmental Management, Forest Management, and Recreation, Non-Intensive uses, the provisions of Section 11 (Environmental Policy Area Zones) shall apply.</p> <p>Where a <i>lot</i> is used for a Park purpose, the provisions of Section 12 (Open Space Zone) shall apply.</p> <p>PERMITTED ENCROACHMENTS</p> <p>Into a required <i>Yard, Front</i>:</p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, terrace, canopy or portico, including stairs or steps (maximum):</p> <p>2m provided a <i>setback</i> of 0.5m is maintained to the <i>lot line, front</i>.</p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum): 1m</p> <p>For a <i>dwelling, townhouse, back-to-back</i> with no <i>private garage</i>:</p> <p>A <i>carport</i> or <i>garbage enclosure, private</i> (maximum): 2m, provided a <i>setback</i> of 0.5m is maintained to the <i>lot line, front</i>.</p> <p>Into a required <i>Yard, Exterior Side</i>:</p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, terrace, canopy or portico, including stairs or steps (maximum):</p> <p>2m provided a <i>setback</i> of 0.5m is maintained to the <i>lot line, exterior side</i>.</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>A bay, bow or box window with or without foundation or cold cellar (maximum): 1m</p> <p>Exterior below grade stairs (maximum): 1m</p> <p>A fireplace, chimney or vent (maximum): 0.6m</p> <p>Any type of encroachment where the <i>yard, exterior side</i> abuts a <i>lane</i> (maximum): 0.5m</p> <p>Into a required <i>Yard, Rear</i>:</p> <p>In the case of a <i>dwelling, detached, dwelling semi-detached, and dwelling, townhouse</i>:</p> <p>A one-storey component of a <i>main building</i> on a lot with a <i>lot depth</i> less than 20m (maximum): 3.5m up to a maximum width of 60% of the lot</p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, canopy or portico, including stairs or steps (maximum): 1m</p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum): 1m</p> <p>An open-roofed porch, uncovered terrace, deck off the main floor, or exterior below grade stairs: To within 1.2m of a <i>lot line, rear</i>.</p> <p>Stairs or steps associated with an open-roofed porch, uncovered terrace or deck: To within 0.6m of a <i>lot line, rear</i>.</p> <p>A fireplace, chimney or vent (maximum): 1.2m</p> <p>In the case of a <i>dwelling, rear-lane</i> where the <i>lot line, rear</i> abuts a <i>street</i> that is not a <i>lane</i>:</p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, canopy or portico, including stairs or steps (maximum): 2m provided a <i>setback</i> of 0.5m is maintained to the <i>lot line, front</i>.</p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum): 1m</p> <p>Into a <i>Yard, Interior Side</i>:</p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, canopy or portico, including stairs or steps (maximum): 0.6m provided a <i>setback</i> of 0.6m is maintained to the <i>lot line, interior side</i>.</p> <p>A fireplace, chimney or vent (maximum): 0.6m</p> <p>In the case of a <i>dwelling, rear-lane</i>:</p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum): 0.5m</p> <p>Into all <i>Yards</i>:</p> <p>Sills, cornices, parapets, or other similar ornamental architectural features (maximum): 0.6m extending from a <i>main building</i> wall or permitted encroachment provided that a minimum <i>setback</i> of 0.5m is maintained</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<div>to a <i>lot line</i>;</div> <div>Eaves (maximum): 0.6m from a <i>main building</i> wall or permitted encroachment provided that a minimum <i>setback</i> of 0.2m is maintained to an interior side lot line.</div> <div>Within a <i>Private Garage</i>:</div> <div>Steps, Stairs, Landings, Ramp, or barrier-free access feature (maximum): 0.5m into a required parking space.</div> <div>Refuse Bins (maximum): Entirely within a required parking space.</div>
C	BBB	<div>Additional permitted Uses:</div> <div><div>- <i>Automotive Store</i></div><div>- <i>Bakery</i></div><div>- <i>Building, Mixed Use</i></div><div>- <i>Day Nursery</i></div><div>- <i>Department Store</i></div><div>- <i>Furniture Showroom</i></div><div>- <i>Home Improvement Centre</i></div><div>- <i>Motor Vehicle Gas Bar</i></div><div>- <i>Motor Vehicle Service Centre</i></div><div>- <i>Motor Vehicle Washing Establishment</i></div><div>- <i>Outdoor Patio</i></div><div>- <i>Outdoor Seasonal Garden Centre</i></div><div>- <i>Outside Display or Sales Area, Accessory</i></div><div>- <i>Printing and Processing Service Shop</i></div><div>- <i>Retail Warehouse</i></div><div>- <i>Shopping Centre</i></div><div>- <i>Supermarket</i></div></div>	<div>DEFINITIONS</div> <div>REGULATIONS</div> <div><div>Convenience Store</div><div>A <i>Convenience Store</i> shall not exceed 300 m² <i>net floor area</i>.</div></div> <div><div>Grocery Store</div><div>A <i>Grocery Store</i> shall not exceed 2,230 m² <i>net floor area</i>.</div></div> <div><div>Illumination</div><div>No part of a lighting fixture shall be closer than 2.5m to a <i>lot line</i>.</div></div> <div><div>Lot Line, Front</div><div>The <i>lot line</i> abutting Mayfield Road shall be deemed the <i>Lot Line, Front</i>.</div></div> <div><div>Outdoor Seasonal Garden Centre, Display or Sales Area, Accessory</div><div>An <i>Outdoor Seasonal Garden Centre, Accessory</i> or <i>Outdoor Display or Sales Area, Accessory</i> may occupy up to 10% of required parking spaces.</div></div> <div>ZONE STANDARDS</div> <div><div><div>Lot Area (Minimum)</div><div>Nil</div></div><div><div>Lot Frontage (Minimum)</div><div>Nil</div></div><div><div>Building Area (Maximum)</div><div>N/A</div></div><div><div>Yard, Front (Minimum)</div><div>3m</div></div><div><div>Yard, Exterior Side (Minimum)</div><div>3m</div></div><div><div>Yard, Interior Side (Minimum)</div><div>3m</div></div><div><div>Yard, Rear (Minimum)</div><div>3m</div></div><div><div>Setback to a Lot Line adjacent to another zone (minimum):</div><div>6m</div></div><div><div>Building Height (Maximum)</div><div>N/A</div></div><div><div>Landscape Area (Minimum)</div><div>Nil</div></div><div><div>Entrance Width (maximum):</div><div>N/A</div></div><div><div>Planting Strip (minimum):</div><div>3m along a <i>street line</i> or a <i>lot line</i> adjacent to another zone.</div></div><div><div>Entrance Width (maximum):</div><div>N/A</div></div><div><div>Driveway Setback:</div><div>3m</div></div></div>

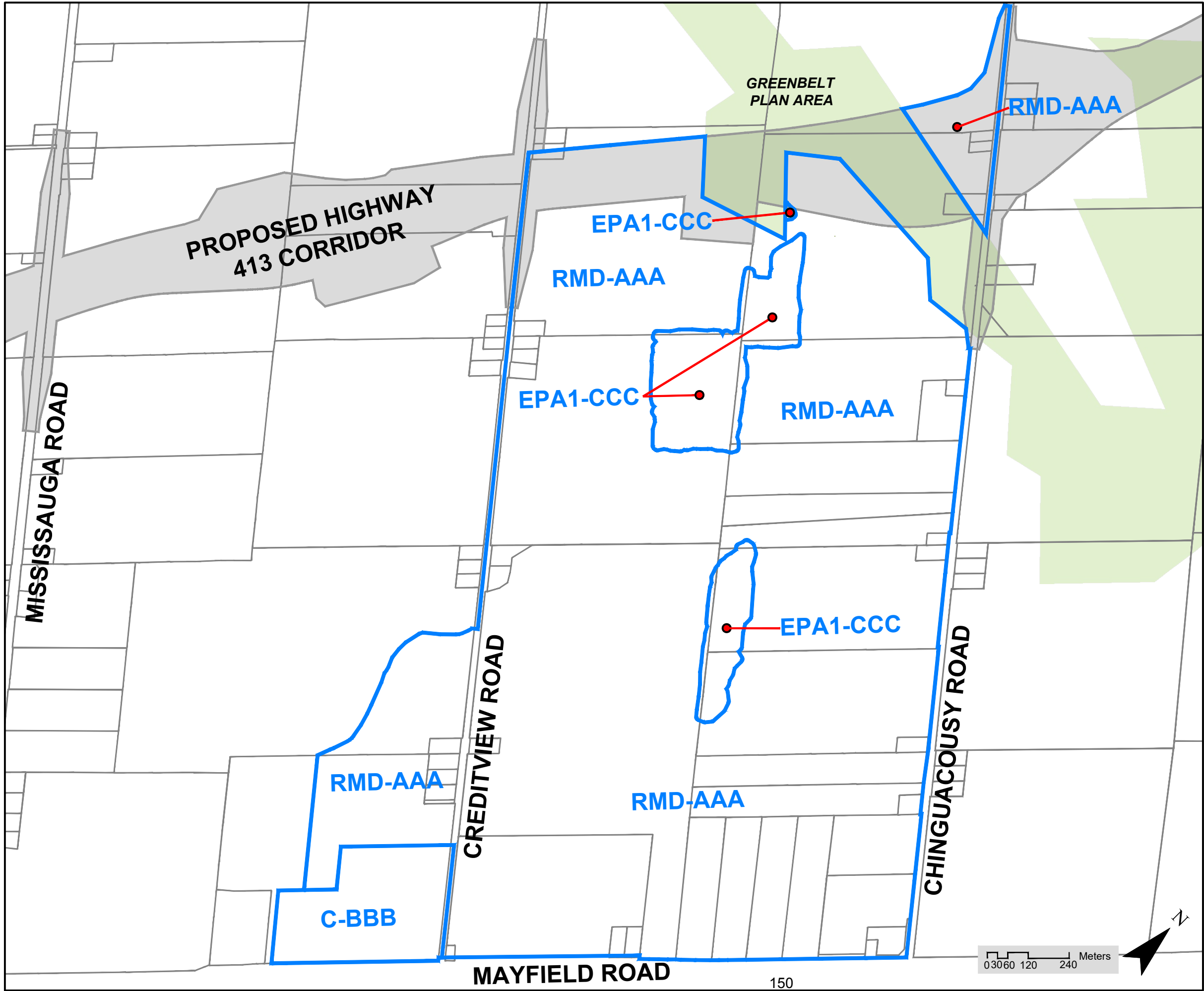
Zone Prefix	Exception Number	Permitted Uses	Special Standards
			Parking Requirements (minimum): 1 <i>parking space</i> per 23m ² of <i>net floor area</i> or portion thereof Loading A <i>loading space</i> shall not be closer than 6m to a <i>street line</i> or 12m to a residential land use. For a Building, Mixed Use, the definitions, regulations, zone standards and permitted encroachments for the RMD-AAA zone shall apply.
EPA1	CCC	<ul style="list-style-type: none">- <i>Additional Permitted Uses:</i>- <i>Flood or Erosion Control</i>- <i>Park</i>- <i>Public Right-of-Way</i>- <i>Stormwater Management Facility</i>	

2. Schedule “A”, Zone Maps 8 and 9 of By-law 2006-50, as amended is further amended for Part of Lots 18, 19, 20, 21, and 22 Concessions 3 and 4, West of Hurontario Street (Chinguacousy), Town of Caledon, Regional Municipality of Peel from Agricultural (A1), Small Agricultural Holdings (A3) and Environmental Policy Area 2 (EPA2) to Mixed Density Residential – Exception AAA – HOLDING DD (RMD-AAA-HDD), General Commercial – Exception BBB – HOLDING DD (C-BBB-HDD), and Environmental Policy Area 1 – Exception CCC (EPA1-CCC) in accordance with Schedule “A” attached hereto.
3. A holding provision (H) shall apply to the lands shown on Schedule “A” to this By-law and shall not be lifted until the following conditions have been met:
- a) A subdivision agreement or a site plan agreement (as applicable) between the landowner and the Town has been executed, including but limited to a determination of the limits and extent of the Environmental Policy Area zone as described in the note on Schedule “A” to this By-law;
4. Pursuant to subsections 24(2) and 24(2.1) of the of the *Planning Act*, this By-law shall only come into full force and effect upon Official Plan Amendment No.____coming into full force and effect.

Read three times and finally passed in open Council on the [XX] day of [XXXXXX], [2024].

Annette Groves, Mayor


Kevin Klingenberg, Clerk



Schedule A
By-law 2024-__

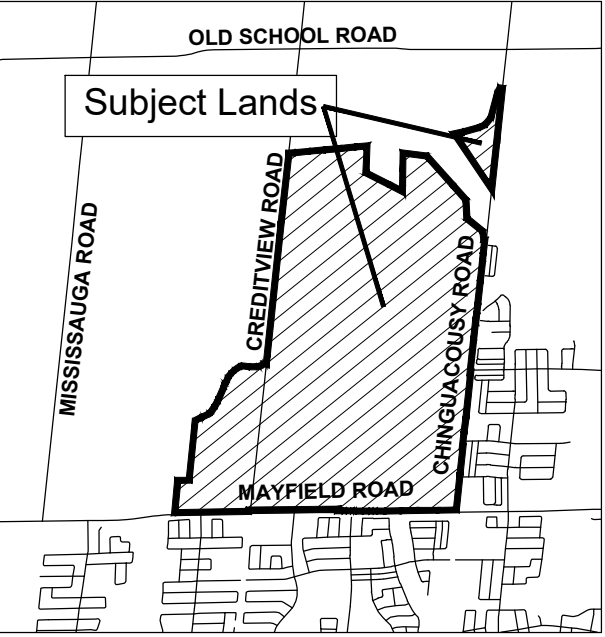
Part of Lots 18,19,20,21 & 22
Concessions 3 & 4,
(Township of Chinguacousy)
Town of Caledon
Regional Municipality of Peel

Legend

 Lands to be rezoned to the zones
identified on this Schedule

The “Environmental Policy Area” (EPA1)
shown on Schedule “A” to this By-law is
conceptual only and shall be further
refined through the subdivision or
site plan process
(as applicable).

Key Map



Date: March 8, 2024

File:

A2

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2024-XXXX

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part of Lots 21, and 22, Concessions 1 and 2, EHS (Chinguacousy), Town of Caledon, Regional Municipality of Peel.

WHEREAS Section 34 of the Planning Act, as amended, permits the councils of local municipalities to pass zoning by-laws for prohibiting the use of land or the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law;

AND WHEREAS the Council of The Corporation of the Town of Caledon considers it desirable to pass a zoning by-law to permit the use of Part of Lots 21, and 22, Concessions 1 and 2, EHS (Chinguacousy), Town of Caledon, Regional Municipality of Peel, for mixed use purposes.

NOW THEREFORE the Council of The Corporation of the Town of Caledon enacts that By-law 2006-50 as amended, being the Comprehensive Zoning By-law for the Town of Caledon, shall be and is hereby amended as follows:

- 1. By adding the following subsections to Section 13 – EXCEPTIONS.
 - 1.1 Notwithstanding any other provisions of by-law 2006-50, the following provisions shall apply to the lands as shown on Schedule “A” of this By-law 2024-XXXX. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.
 - 1.2 The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RMD	AAA	<div>Additional Permitted Uses:</div> <ul style="list-style-type: none">- Amusement Arcade- Animal Hospital- Art Gallery- Artist Studio and Gallery- Automotive Store- Bakery- Building, Apartment- Building, Apartment, Senior Citizens- Building, Mixed Use- Business Office- Clinic- Conference Centre- Convenience Store- Cultural Centre- Day Nursery- Department Store- Dry Cleaning or Laundry Outlet- Dwelling, Back-to-Back Townhouse- Dwelling, Detached- Dwelling, Detached, Rear-Lane- Dwelling, Semi-Detached- Dwelling, Semi-Detached, Rear-Lane- Dwelling, Stacked Townhouse- Dwelling, Townhouse, Rear-Lane	<div>1.0 DEFINITIONS</div> <div>Amenity Space For the purposes of this zone, means an outdoor area used exclusively for the enjoyment of the outdoor environment and may include landscaped areas, patios, porches, privacy areas, balconies, terraces, decks and similar areas.</div> <div>Dwelling, Stacked Townhouse For the purposes of this zone, means a building containing four or more dwelling units in which each dwelling unit is divided both horizontally and vertically from another dwelling unit by a common wall;</div> <div>Established Grade For the purposes of this zone, Established Grade, with reference to a building, shall be calculated using the average elevation of the finished surface of the ground where it meets the exterior of the front of such building.</div> <div>Lane For the purposes of this zone, means a right-of-way less than 12 metres in width.</div> <div>Lot Depth For the purposes of this zone, means the shortest horizontal distance between the front lot line and the rear lot line.</div> <div>Lot Line, Front For the purposes of this zone, where a lot contains a Rear-</div>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<ul style="list-style-type: none"> - Farmers Market - Financial Institution - Fitness Centre - Funeral Home - Furniture Showroom - Grocery Store - Home Improvement Centre - Home Occupation - Hotel - Laboratory, Medical - Laundromat - Live-Work Unit - Long-Term Care Facility - Medical Centre - Merchandise Service Shop - Mixed Use Building - Museum - Outdoor Seasonal Garden Centre, Accessory - Outdoor Display or Sales Area, Accessory - Patio, Outdoor - Parking Area, Commercial - Parking Garage - Personal Service Shop - Pharmacy - Place of Assembly - Place of Entertainment - Place of Worship - Printing and Processing Service Shop - Private Club - Recreation, Non-Intensive - Research Establishment - Restaurant - Retail Store - Retail Store, Accessory - Sales, Service and Repair Shop - Schools - Seniors Retirement Facility - Shopping Centre - - Supermarket - Training Facility - Veterinary Hospital - Video Outlet/Rental Store - Wellness Centre 	<p>Lane dwelling, the <i>Front Lot Line</i> shall be the <i>lot line</i> opposite to the <i>lot line</i> traversed by a <i>driveway</i>.</p> <p>Dwelling, Rear-Lane For the purposes of this zone, means a <i>dwelling</i> with a <i>driveway</i> access to a private or public street or <i>Lane</i> adjacent to the <i>rear lot line</i>.</p> <p>2.0 REGULATIONS</p> <p>Access Regulations Notwithstanding Section 4.3.1, a <i>rear-lane</i> associated accessory structures may be erected on a <i>lot</i> without frontage and access to a public or private <i>street</i>, provided driveway access to the rear lot line is available from a public or private <i>street</i> or <i>Lane</i>.</p> <p>For the purposes of this zone, Sections 4.3.3 (minimum <i>entrance setback</i>) and 4.3.4 (minimum <i>entrance separation</i>) shall not apply.</p> <p>Accessory Building Location: For the purpose of this zone, any <i>accessory building</i>, not including a detached <i>garage</i> shall be located a minimum of 0.6m from any <i>lot line</i>.</p> <p>Air Conditioners and Heat Pumps Air Conditioners and Heat Pumps are permitted in all <i>yards</i> provided where an Air Conditioner or Heat Pump is located in a <i>Front Yard</i> or <i>Exterior Side Yard</i>, it shall be screened from public view or located on a balcony.</p> <p>Detached or Dual Garage For the purposes of this zone, a detached or <i>dual garage</i> with <i>driveway</i> access to a <i>lane</i> shall:</p> <ul style="list-style-type: none"> a) Comply with the minimum <i>yard</i> requirements of the <i>lot</i>, except in the case of a <i>dual garage</i>, or portion thereof, no minimum <i>side yard</i> requirement shall apply where a dual garage is divided vertically into 2 separate private garages on a <i>lot line</i>. b) Not be subject to Section 4.2.2 c) Not exceed the <i>Building Height</i> of the <i>main building</i> on the <i>lot</i>. <p>Model Homes and Temporary Sales Structure Notwithstanding Section 4.24 (Model Homes and Temporary Sales Structures), for the purposes of this zone:</p> <ul style="list-style-type: none"> a) a maximum of ten (10) dry or serviced model homes shall be permitted on lands with draft plan approval. b) Any number of temporary sales <i>structures</i> may be located on lands which are the subject of a draft approved plan of subdivision subject to Subsections 4.24.5 a), b), and c). <p>Private, Garage The minimum dimensions of a double car garage accommodating 2 <i>parking spaces</i> shall be 5.5m in width and 5.8m in length.</p> <p>Residential Parking Requirements</p>

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			<p>Notwithstanding Section 5.2.2, no visitor <i>parking spaces</i> are required for back-to-back dwellings having frontage on a public <i>street</i>.</p> <p>Sight Triangles Notwithstanding Section 4.38.2 (<i>Sight Triangles</i>) no sight triangle shall be required where a curved or triangular area of land abutting a corner lot has been incorporated into the public right-of-way. No minimum <i>yard</i> or <i>setback</i> is required from a lot line abutting such curved or triangular area of land.</p> <p>Size of <i>Parking Spaces</i> For the purpose of this zone, the minimum size of a <i>parking space</i> shall be 2.75m in width and 5.8m in length.</p> <p>3.0 ZONE STANDARDS</p> <p>3.1 ZONE STANDARDS For a <i>Dwelling, Detached and Dwelling, Detached, Rear-Lane</i>:</p> <table><tr><td>Lot Area (minimum)</td><td>N/A</td></tr><tr><td>Lot Frontage (minimum)</td><td></td></tr><tr><td> <i>Dwelling, Detached</i>:</td><td>9m</td></tr><tr><td> <i>Dwelling, Detached, Rear-Lane</i>:</td><td>7.8m</td></tr><tr><td>Building Area (maximum):</td><td>N/A</td></tr><tr><td>Backyard Amenity Area (minimum):</td><td>nil</td></tr><tr><td>Front Yard (minimum)</td><td></td></tr><tr><td> Front wall of attached <i>private garage</i>:</td><td>5.5m</td></tr><tr><td> Front wall of <i>main building</i>:</td><td>2.5m</td></tr><tr><td>Exterior Side Yard (minimum):</td><td></td></tr><tr><td> To a <i>private garage</i> facing an exterior side lot line:</td><td>5.5m</td></tr><tr><td> To a <i>main building</i>:</td><td>2.0m</td></tr><tr><td>Exterior Side Yard abutting a Lane (minimum)</td><td></td></tr><tr><td> To a <i>private garage</i> facing an exterior side lot line:</td><td>5.5m</td></tr><tr><td> To a <i>main building</i>:</td><td>1.2m</td></tr><tr><td>Rear Yard (minimum)</td><td></td></tr><tr><td> For lots with a lot depth of 20m or greater:</td><td>6.0m</td></tr><tr><td> For lots with a lot depth less than 20m:</td><td>4.7m</td></tr><tr><td> To the side wall of a <i>private garage</i>:</td><td>0.6m</td></tr><tr><td> For a <i>Dwelling, Detached, Rear-Lane</i> abutting a Lane:</td><td>nil</td></tr><tr><td> For a <i>Dwelling, Detached, Rear-Lane</i> abutting a <i>Street</i>:</td><td></td></tr><tr><td> To an attached <i>private garage</i>:</td><td>5.5m</td></tr><tr><td> To a <i>main building</i>:</td><td>2.5m</td></tr><tr><td>Interior Side Yard (minimum):</td><td></td></tr><tr><td> One side:</td><td>0.6m</td></tr><tr><td> Other side:</td><td>1.2m</td></tr><tr><td> Abutting a non-residential land use:</td><td>1.2m</td></tr><tr><td>Building Height (maximum)</td><td>14m</td></tr><tr><td>Landscape Area (minimum)</td><td>N/A</td></tr></table> <p>3.2 PERMITTED ENCROACHMENTS for <i>Dwelling, Detached and Dwelling, Detached, Rear-Lane, and Dwelling</i>:</p> <p>The Permitted Encroachments in the Residential Two-Exception 614 (R2-614) zone of the Zoning By-Law apply to the uses, buildings and structures permitted in this zone, in addition to the following:</p> <p>a) a required third floor egress balcony may project a maximum of 1.0 m beyond the building into a rear yard, a rear yard backing onto a lane, exterior side yard and/or front yard;</p> <p>b) the maximum encroachment for steps, stairs, landings, ramp, or barrier-free access feature is 0.5 m into a</p>	Lot Area (minimum)	N/A	Lot Frontage (minimum)		<i>Dwelling, Detached</i> :	9m	<i>Dwelling, Detached, Rear-Lane</i> :	7.8m	Building Area (maximum):	N/A	Backyard Amenity Area (minimum):	nil	Front Yard (minimum)		Front wall of attached <i>private garage</i> :	5.5m	Front wall of <i>main building</i> :	2.5m	Exterior Side Yard (minimum):		To a <i>private garage</i> facing an exterior side lot line:	5.5m	To a <i>main building</i> :	2.0m	Exterior Side Yard abutting a Lane (minimum)		To a <i>private garage</i> facing an exterior side lot line:	5.5m	To a <i>main building</i> :	1.2m	Rear Yard (minimum)		For lots with a lot depth of 20m or greater:	6.0m	For lots with a lot depth less than 20m:	4.7m	To the side wall of a <i>private garage</i> :	0.6m	For a <i>Dwelling, Detached, Rear-Lane</i> abutting a Lane:	nil	For a <i>Dwelling, Detached, Rear-Lane</i> abutting a <i>Street</i> :		To an attached <i>private garage</i> :	5.5m	To a <i>main building</i> :	2.5m	Interior Side Yard (minimum):		One side:	0.6m	Other side:	1.2m	Abutting a non-residential land use:	1.2m	Building Height (maximum)	14m	Landscape Area (minimum)	N/A
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			<div>required parking space in a private garage.</div> <div>c) rear yard projections up to a maximum of 60% of the lot frontage are permitted to encroach up to 3.5 m into the required rear yard.</div> <div>d) Covered or uncovered Porch, Canopy or Portico, may encroach 2.0 m into a required front yard, 2.5m into a required rear yard, 1.5m into a required exterior side yard, and 0.6m into a required interior side yard, provided a minimum setback of 0.6m is maintained to an interior side yard lot line.</div> <div>e) Steps associated with a porch or deck may encroach up to 0.5m from the front lot line</div> <div>f) A deck in the rear yard may encroach up to 1.2 m from the rear lot line</div> <div>g) Decks, terraces, balconies may encroach a distance equal to the minimum yards of the main dwelling and equal to the permitted porch encroachment in front yard.</div> <div>h) fireplaces may encroach a maximum 1.2m into the rear yard and 0.6m into the required side yard or 50% of the minimum required side yard provided a minimum setback of 0.6 m is maintained to an interior side yard lot line.</div> <div>3.3 ZONE STANDARDS For a Dwelling, Semi-Detached, and Dwelling, Semi-Detached, Rear-Lane:</div> <div><div><div>Lot Area (minimum)</div><div>N/A</div></div><div><div>Lot Frontage (minimum)</div><div></div></div><div><div><i>Interior Lot:</i></div><div>5m</div></div><div><div><i>Corner Lot:</i></div><div>6.5m</div></div><div><div>Building Area (maximum):</div><div>N/A</div></div><div><div>Backyard Amenity Area (minimum):</div><div>nil</div></div><div><div>Front Yard (minimum)</div><div></div></div><div><div>Front wall of attached <i>private garage</i>:</div><div>5.5m</div></div><div><div>Front wall of <i>main building</i>:</div><div>2.5m</div></div><div><div>Exterior Side Yard (minimum):</div><div></div></div><div><div>To a <i>private garage</i> facing an <i>exterior side lot line</i>:</div><div>5.5m</div></div><div><div>To a <i>main building</i>:</div><div>2.0m</div></div><div><div>Exterior Side Yard abutting a Lane (minimum)</div><div></div></div><div><div>To a <i>private garage</i> facing an <i>exterior side lot line</i>:</div><div>5.5m</div></div><div><div>To a <i>main building</i>:</div><div>1.2m</div></div><div><div>Rear Yard (minimum)</div><div></div></div><div><div>Dwelling, Semi-Detached, Back-to-Back</div><div>nil</div></div><div><div>To a <i>main building</i>:</div><div>6.0m</div></div><div><div>To the side wall of a <i>private garage</i>:</div><div>0.6m</div></div><div><div>For a <i>Dwelling, Semi-Detached, Rear-Lane</i> abutting a <i>Lane</i>:</div><div>nil</div></div><div><div>For a <i>Dwelling, Semi-Detached, Rear-Lane</i> abutting a <i>Street</i>:</div><div></div></div><div><div>To an attached <i>private garage</i>:</div><div>5.5m</div></div><div><div>To a <i>main building</i>:</div><div>2.5m</div></div><div><div>Interior Side Yard (minimum):</div><div></div></div><div><div>To a <i>main building</i>:</div><div>0.9m</div></div><div><div>Between attached <i>dwelling units</i>:</div><div>nil</div></div><div><div>Abutting a non-residential land use:</div><div>1.2m</div></div><div><div>Building Height (maximum)</div><div>14m</div></div><div><div>Landscape Area (minimum)</div><div>N/A</div></div></div> <div>3.4 PERMITTED ENCROACHMENTS for Dwelling, Semi-Detached and Dwelling, Semi-Detached, Rear-Lane</div> <div>The Permitted Encroachments in the Residential Two-Exception 614 (R2-614) zone of the Zoning By-Law apply to the uses, buildings and structures permitted in this zone, in</div>

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			<p>addition to the following:</p> <p>a) a required third floor egress balcony may project a maximum of 1.0 m beyond the building into a rear yard, a rear yard backing onto a lane, exterior side yard and/or front yard;</p> <p>b) the maximum encroachment for steps, stairs, landings, ramp, or barrier-free access feature is 0.5 m into a required parking space in a private garage.</p> <p>c) rear yard projections up to a maximum of 60% of the lot frontage are permitted to encroach up to 3.5 m into the required rear yard.</p> <p>d) Covered or uncovered Porch, Canopy or Portico, may encroach 2.0 m into a required front yard, 2.5m into a required rear yard, 1.5m into a required exterior side yard, and 0.6m into a required interior side yard, provided a minimum setback of 0.6m is maintained to an interior side yard lot line.</p> <p>e) Steps associated with a porch or deck may encroach up to 0.5m from the front lot line</p> <p>f) A deck in the rear yard may encroach up to 1.2 m from the rear lot line</p> <p>g) Decks, terraces, balconies may encroach a distance equal to the minimum yards of the main dwelling and equal to the permitted porch encroachment in front yard.</p> <p>h) fireplaces may encroach a maximum 1.2m into the rear yard and 0.6m into the required side yard or 50% of the minimum required side yard provided a minimum setback of 0.6 m is maintained to an interior side yard lot line.</p> <p>3.5 ZONE STANDARDS For a Dwelling, Townhouse</p> <table><tr><td>Lot Area (minimum)</td><td>N/A</td></tr><tr><td>Lot Frontage (minimum)</td><td></td></tr><tr><td> <i>Interior Lot:</i></td><td>4.5m</td></tr><tr><td> <i>End Lot or Corner Lot:</i></td><td>5.5m</td></tr><tr><td>Building Area (maximum):</td><td>N/A</td></tr><tr><td>Backyard Amenity Area (minimum):</td><td>nil</td></tr><tr><td>Front Yard (minimum)</td><td></td></tr><tr><td> Front wall of attached <i>private garage</i>:</td><td>5.5m</td></tr><tr><td> Front wall of <i>main building</i>:</td><td>2.5m</td></tr><tr><td>Exterior Side Yard (minimum):</td><td></td></tr><tr><td> To a <i>private garage</i> facing an <i>exterior side lot line</i>:</td><td>5.5m</td></tr><tr><td> To a <i>main building</i>:</td><td>2.0m</td></tr><tr><td>Exterior Side Yard abutting a Lane (minimum)</td><td></td></tr><tr><td> To a <i>private garage</i> facing an <i>exterior side lot line</i>:</td><td>5.5m</td></tr><tr><td> To a <i>main building</i>:</td><td>1.2m</td></tr><tr><td>Rear Yard (minimum)</td><td></td></tr><tr><td> To a <i>main building</i>:</td><td>5.0m</td></tr><tr><td> To the side wall of a <i>private garage</i>:</td><td>0.6m</td></tr><tr><td>Interior Side Yard (minimum):</td><td></td></tr><tr><td> To a <i>main building</i>:</td><td>1.5m</td></tr><tr><td> Between attached <i>dwelling units</i>:</td><td>nil</td></tr><tr><td> Abutting a non-residential land use:</td><td>1.2m</td></tr><tr><td>Building Height (maximum)</td><td>14m</td></tr><tr><td>Landscape Area (minimum)</td><td>N/A</td></tr><tr><td>Driveway Width (minimum)</td><td>2.75m</td></tr></table> <p>3.6 PERMITTED ENCROACHMENTS for Dwelling, Townhouse:</p>	Lot Area (minimum)	N/A	Lot Frontage (minimum)		<i>Interior Lot:</i>	4.5m	<i>End Lot or Corner Lot:</i>	5.5m	Building Area (maximum):	N/A	Backyard Amenity Area (minimum):	nil	Front Yard (minimum)		Front wall of attached <i>private garage</i> :	5.5m	Front wall of <i>main building</i> :	2.5m	Exterior Side Yard (minimum):		To a <i>private garage</i> facing an <i>exterior side lot line</i> :	5.5m	To a <i>main building</i> :	2.0m	Exterior Side Yard abutting a Lane (minimum)		To a <i>private garage</i> facing an <i>exterior side lot line</i> :	5.5m	To a <i>main building</i> :	1.2m	Rear Yard (minimum)		To a <i>main building</i> :	5.0m	To the side wall of a <i>private garage</i> :	0.6m	Interior Side Yard (minimum):		To a <i>main building</i> :	1.5m	Between attached <i>dwelling units</i> :	nil	Abutting a non-residential land use:	1.2m	Building Height (maximum)	14m	Landscape Area (minimum)	N/A	Driveway Width (minimum)	2.75m
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			<p>The Permitted Encroachments in the Townhouse Residential -Exception 615 (RT-615) zone of the Zoning By-Law apply to the uses, buildings and structures permitted in this zone, in addition to the following:</p> <p>a) a required third floor egress balcony may project a maximum of 1.0 m beyond the building into a rear yard, a rear yard backing onto a lane, exterior side yard and/or front yard;</p> <p>b) the maximum encroachment for steps, stairs, landings, ramp, or barrier-free access feature is 0.5 m into a required parking space in a private garage.</p> <p>c) Covered or uncovered Porch, Canopy or Portico, may encroach 2.0 m into a required front yard, 2.5m into a required rear yard, 1.5m into a required exterior side yard, and 0.6m into a required interior side yard, provided a minimum setback of 0.6m is maintained to an interior side yard lot line.</p> <p>d) Steps associated with a porch or deck may encroach up to 0.5m from the front lot line</p> <p>e) A deck in the rear yard may encroach up to 1.2 m from the rear lot line</p> <p>f) Decks, terraces, balconies may encroach a distance equal to the minimum yards of the main dwelling and equal to the permitted porch encroachment in front yard.</p> <p>g) fireplaces may encroach a maximum 1.2m into the rear yard and 0.6m into the required side yard or 50% of the minimum required side yard provided a minimum setback of 0.6 m is maintained to an interior side yard lot line.</p> <p>h) rear yard projections of one store with foundation may encroach a maximum of 2.0 m into the rear yard for 50% of the lot frontage</p> <p>3.7 ZONE STANDARDS For a <i>Dwelling, Townhouse, Rear-Lane</i>:</p> <table><tr><td>Lot Area (minimum)</td><td>N/A</td></tr><tr><td>Lot Frontage (minimum)</td><td></td></tr><tr><td> <i>Interior Lot:</i></td><td>4m</td></tr><tr><td> <i>End Lot or Corner Lot:</i></td><td>5.5m</td></tr><tr><td>Building Area (maximum):</td><td>N/A</td></tr><tr><td>Backyard Amenity Area (minimum):</td><td>nil</td></tr><tr><td>Front Yard (minimum):</td><td>2m</td></tr><tr><td>Exterior Side Yard (minimum):</td><td>2m</td></tr><tr><td>Exterior Side Yard abutting a Lane (minimum)</td><td>1.2m</td></tr><tr><td>Rear Yard (minimum)</td><td></td></tr><tr><td> For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Lane</i>:</td><td>0.5m</td></tr><tr><td> For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Street</i>:</td><td></td></tr><tr><td> To an attached <i>private garage</i>:</td><td>5.5m</td></tr><tr><td> To a <i>main building</i>:</td><td>2.5m</td></tr><tr><td>Interior Side Yard (minimum):</td><td></td></tr><tr><td> To a <i>main building</i>:</td><td>1.5m</td></tr><tr><td> Between attached <i>dwelling units</i>:</td><td>nil</td></tr><tr><td> Between attached <i>private garages</i>:</td><td>nil</td></tr><tr><td> Abutting a non-residential land use:</td><td>1.2m</td></tr><tr><td>Building Height (maximum)</td><td>14m</td></tr><tr><td>Landscape Area (minimum)</td><td>N/A</td></tr><tr><td>Driveway Width (minimum)</td><td>2.75m</td></tr></table>	Lot Area (minimum)	N/A	Lot Frontage (minimum)		<i>Interior Lot:</i>	4m	<i>End Lot or Corner Lot:</i>	5.5m	Building Area (maximum):	N/A	Backyard Amenity Area (minimum):	nil	Front Yard (minimum):	2m	Exterior Side Yard (minimum):	2m	Exterior Side Yard abutting a Lane (minimum)	1.2m	Rear Yard (minimum)		For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Lane</i> :	0.5m	For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Street</i> :		To an attached <i>private garage</i> :	5.5m	To a <i>main building</i> :	2.5m	Interior Side Yard (minimum):		To a <i>main building</i> :	1.5m	Between attached <i>dwelling units</i> :	nil	Between attached <i>private garages</i> :	nil	Abutting a non-residential land use:	1.2m	Building Height (maximum)	14m	Landscape Area (minimum)	N/A	Driveway Width (minimum)	2.75m
Lot Area (minimum)	N/A																																														
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Landscape Area (minimum)	N/A																																														
Driveway Width (minimum)	2.75m																																														

Zone Prefix	Exception Number	Permitted Uses	Special Standards																																																
			<p>Parking Requirements (minimum): 1 <i>parking space</i> per <i>dwelling unit</i></p> <p>Amenity Space (minimum): 3.5m² per <i>dwelling unit</i></p> <p>3.8 PERMITTED ENCROACHMENTS for Dwelling, Townhouse, Rear Lane</p> <p>The Permitted Encroachments in the Townhouse Residential -Exception 615 (RT-615) zone of the Zoning By-Law apply to the uses, buildings and structures permitted in this zone, in addition to the following</p> <p>a) a required third floor egress balcony may project a maximum of 1.0 m beyond the building into a rear yard backing onto a street, exterior side yard and/or front yard;</p> <p>b) the maximum encroachment for steps, stairs, landings, ramp, or barrier-free access feature is 0.5 m into a required parking space in a private garage.</p> <p>c) Covered or uncovered Porch, Canopy or Portico, may encroach 2.0 m into a required front yard, 2.5m into a required rear yard, 1.5m into a required exterior side yard, and 0.6m into a required interior side yard, provided a minimum setback of 0.6m is maintained to an interior side yard lot line.</p> <p>d) Steps associated with a porch or deck may encroach up to 0.5m from the front lot line</p> <p>e) Decks, terraces, balconies may encroach a distance equal to the minimum yards of the main dwelling and equal to the permitted porch encroachment in front yard.</p> <p>f) fireplaces may encroach a maximum 0.6m into the required side yard or 50% of the minimum required side yard provided a minimum setback of 0.6 m is maintained to an interior side yard lot line.</p> <p>3.9 ZONE STANDARDS For a Dwelling, Back-to-Back Townhouse:</p> <table><tr><td>Lot Area (minimum)</td><td>N/A</td></tr><tr><td>Lot Frontage (minimum)</td><td></td></tr><tr><td> <i>Interior Lot:</i></td><td>5.5m</td></tr><tr><td> <i>End Lot or Corner Lot:</i></td><td>6.7m</td></tr><tr><td>Building Area (maximum):</td><td>N/A</td></tr><tr><td>Backyard Amenity Area (minimum):</td><td>nil</td></tr><tr><td>Front Yard (minimum)</td><td></td></tr><tr><td> Front wall of attached <i>private garage</i>:</td><td>5.5m</td></tr><tr><td> Front wall of <i>main building</i>:</td><td>2.5m</td></tr><tr><td>Exterior Side Yard (minimum):</td><td>2.0m</td></tr><tr><td>Exterior Side Yard abutting a Lane (minimum)</td><td></td></tr><tr><td> To a <i>private garage</i> facing an <i>exterior side lot line</i>:</td><td>5.5m</td></tr><tr><td> To a <i>main building</i>:</td><td>1.2m</td></tr><tr><td>Rear Yard (minimum)</td><td>nil</td></tr><tr><td>Interior Side Yard (minimum):</td><td></td></tr><tr><td> To a <i>main building</i>:</td><td>1.5m</td></tr><tr><td> Between attached <i>dwelling units</i>:</td><td>nil</td></tr><tr><td> Abutting a non-residential land use:</td><td>1.2m</td></tr><tr><td>Building Height (maximum)</td><td>14m</td></tr><tr><td>Landscape Area (minimum)</td><td>N/A</td></tr><tr><td>Driveway Width (minimum)</td><td>2.75m</td></tr><tr><td>Parking Requirements (minimum):</td><td></td></tr><tr><td> 1 <i>parking space</i> per <i>dwelling unit</i></td><td></td></tr><tr><td>Contiguous Dwelling Units (maximum):</td><td>16</td></tr></table>	Lot Area (minimum)	N/A	Lot Frontage (minimum)		<i>Interior Lot:</i>	5.5m	<i>End Lot or Corner Lot:</i>	6.7m	Building Area (maximum):	N/A	Backyard Amenity Area (minimum):	nil	Front Yard (minimum)		Front wall of attached <i>private garage</i> :	5.5m	Front wall of <i>main building</i> :	2.5m	Exterior Side Yard (minimum):	2.0m	Exterior Side Yard abutting a Lane (minimum)		To a <i>private garage</i> facing an <i>exterior side lot line</i> :	5.5m	To a <i>main building</i> :	1.2m	Rear Yard (minimum)	nil	Interior Side Yard (minimum):		To a <i>main building</i> :	1.5m	Between attached <i>dwelling units</i> :	nil	Abutting a non-residential land use:	1.2m	Building Height (maximum)	14m	Landscape Area (minimum)	N/A	Driveway Width (minimum)	2.75m	Parking Requirements (minimum):		1 <i>parking space</i> per <i>dwelling unit</i>		Contiguous Dwelling Units (maximum):	16
Lot Area (minimum)	N/A																																																		
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Between attached <i>dwelling units</i> :	nil																																																		
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Contiguous Dwelling Units (maximum):	16																																																		

Zone Prefix	Exception Number	Permitted Uses	Special Standards																								
			<p>Dimensions of a Contiguous Structure (maximum): 8 dwelling units wide by 2 dwelling units deep</p> <p>Amenity Space (minimum): 3.5m² per dwelling unit</p> <p>3.10 PERMITTED ENCROACHMENTS for Dwelling, Back-to-Back Townhouse</p> <p>The Permitted Encroachments in the Townhouse Residential -Exception 615 (RT-615) zone of the Zoning By-Law apply to the uses, buildings and structures permitted in this zone, in addition to the following:</p> <ul style="list-style-type: none">a) a required third floor egress balcony may project a maximum of 1.0 m beyond the building into an exterior side yard and/or front yard;b) the maximum encroachment for steps, stairs, landings, ramp, or barrier-free access feature is 0.5 m into a required parking space in a private garage.c) Covered or uncovered Porch, Canopy or Portico, may encroach 2.0 m into a required front yard, 1.5m into a required exterior side yard, and 0.6m into a required interior side yard, provided a minimum setback of 0.6m is maintained to an interior side yard lot line.d) Steps associated with a porch or deck may encroach up to 0.5m from the front lot linee) Decks, terraces, balconies may encroach a distance equal to the minimum yards of the main dwelling and equal to the permitted porch encroachment in front yard.f) fireplaces may encroach a maximum 0.6m into the required side yard or 50% of the minimum required side yard provided a minimum setback of 0.6 m is maintained to an interior side yard lot line.g) For units without a private garage, an enclosed garbage structure is permitted in front yard to the depth of the allowable porch encroachment. <p>3.11 ZONE STANDARDS For a Dwelling, Stacked Townhouse:</p> <table><tr><td>Lot Area (minimum)</td><td>nil</td></tr><tr><td>Lot Frontage (minimum)</td><td>nil</td></tr><tr><td>Building Area (maximum):</td><td>N/A</td></tr><tr><td>Backyard Amenity Area (minimum):</td><td>nil</td></tr><tr><td>Front Yard (minimum)</td><td>2.5m</td></tr><tr><td>Exterior Side Yard (minimum):</td><td>2.4m</td></tr><tr><td>Rear Yard (minimum):</td><td>2.4m but 0.5m is permitted to a Lane</td></tr><tr><td>Interior Side Yard (minimum):</td><td>1.5m</td></tr><tr><td>Building Height (maximum):</td><td>Greater of 20m or 5 storeys</td></tr><tr><td>Landscaped Area (minimum):</td><td>nil</td></tr><tr><td>Parking Requirements (minimum):</td><td>1.15 parking space per dwelling unit, inclusive of visitor parking, as applicable</td></tr><tr><td>Amenity Space (minimum):</td><td>2m² per dwelling unit</td></tr></table> <p>3.12 PERMITTED ENCROACHMENTS for Dwelling, Stacked Townhouse</p> <p>The Permitted Encroachments in the Townhouse Residential -Exception 615 (RT-615) zone of the Zoning By-Law apply to the uses, buildings and structures permitted in this zone, in addition to the following:</p> <ul style="list-style-type: none">a) the minimum setback from front wall of a building to a	Lot Area (minimum)	nil	Lot Frontage (minimum)	nil	Building Area (maximum):	N/A	Backyard Amenity Area (minimum):	nil	Front Yard (minimum)	2.5m	Exterior Side Yard (minimum):	2.4m	Rear Yard (minimum):	2.4m but 0.5m is permitted to a Lane	Interior Side Yard (minimum):	1.5m	Building Height (maximum):	Greater of 20m or 5 storeys	Landscaped Area (minimum):	nil	Parking Requirements (minimum):	1.15 parking space per dwelling unit, inclusive of visitor parking, as applicable	Amenity Space (minimum):	2m² per dwelling unit
Lot Area (minimum)	nil																										
Lot Frontage (minimum)	nil																										
Building Area (maximum):	N/A																										
Backyard Amenity Area (minimum):	nil																										
Front Yard (minimum)	2.5m																										
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Building Height (maximum):	Greater of 20m or 5 storeys																										
Landscaped Area (minimum):	nil																										
Parking Requirements (minimum):	1.15 parking space per dwelling unit, inclusive of visitor parking, as applicable																										
Amenity Space (minimum):	2m² per dwelling unit																										

Zone Prefix	Exception Number	Permitted Uses	Special Standards																								
			<p>public or private street, sidewalk, walkway or parking space not located in a driveway is 3.0 m;</p> <p>b) the minimum setback from a porch, exclusive of stairs, located at and accessible from the first storey or below the first storey, to a public or private street, sidewalk, walkway or parking space is 1.0 m;</p> <p>c) the minimum setback from the vehicular door of a private garage to a public or private street, sidewalk, walkway or parking space not located in a driveway is 5.5 m;</p> <p>d) despite paragraph above, the minimum setback from the vehicular door of a private garage, where the garage is accessed at the rear of the dwelling by a public or private street, is 0.5m;</p> <p>e) the minimum setback from the side wall of any building to a walkway is 1.5 m;</p> <p>f) the minimum setback from the side wall of any building to any other building on the same block, a public or private street, sidewalk or parking space is 3.0 m;</p> <p>g) despite paragraphs above, there is no minimum setback between attached units;</p> <p>h) the minimum setback from a front or rear wall of any building to any other building on the same lot is 9.0 m;</p> <p>i) the minimum setback of any building to any lot line where the adjacent use is the interior side yard for any single detached or semi-detached built form is 9.0 m;</p> <p>j) the minimum setback of any building to any lot line where the adjacent use is the rear yard for any single detached or semi-detached built form is 4.5 m;</p> <p>k) the minimum outdoor amenity area is the greater of 2.5 sq.m per dwelling unit or 5% of the site area;</p> <p>l) the maximum encroachment for eaves, sills, fireplaces, cornices, parapets, pilasters, shadow boxes or other similar ornamental architecture features is 0.6 m extending from a main building wall, a bay, box or bow window, a covered or uncovered porch or balcony into a required yard.</p> <p>3.13 ZONE STANDARDS For a <i>Building, Apartment; Building, Mixed Use; Building, Apartment, Senior Citizen; Seniors Retirement Facility, and Long-Term Care Facility:</i></p> <table><tr><td>Lot Area (minimum)</td><td>nil</td></tr><tr><td>Lot Frontage (minimum)</td><td>nil</td></tr><tr><td>Building Area (maximum):</td><td>N/A</td></tr><tr><td>Front Yard (minimum)</td><td>nil</td></tr><tr><td>Exterior Side Yard (minimum):</td><td>nil</td></tr><tr><td>Rear Yard (minimum):</td><td>3m</td></tr><tr><td>Interior Side Yard (minimum):</td><td>3m</td></tr><tr><td>Setback to a Sight Triangle (minimum)</td><td>nil</td></tr><tr><td>Driveway and Parking Space setback (minimum):</td><td>3m</td></tr><tr><td>Building Height (maximum):</td><td>Greater of 48m or 12 storeys excluding rooftop mechanical rooms and equipment</td></tr></table> <p>Parking Requirements (minimum):</p> <p>For a <i>Building, Apartment</i> or <i>Building, Apartment, Mixed Use:</i></p> <table><tr><td>Residents:</td><td>0.7 parking space per dwelling unit</td></tr><tr><td>Visitors:</td><td>0.15 parking space per dwelling unit</td></tr></table>	Lot Area (minimum)	nil	Lot Frontage (minimum)	nil	Building Area (maximum):	N/A	Front Yard (minimum)	nil	Exterior Side Yard (minimum):	nil	Rear Yard (minimum):	3m	Interior Side Yard (minimum):	3m	Setback to a Sight Triangle (minimum)	nil	Driveway and Parking Space setback (minimum):	3m	Building Height (maximum):	Greater of 48m or 12 storeys excluding rooftop mechanical rooms and equipment	Residents:	0.7 parking space per dwelling unit	Visitors:	0.15 parking space per dwelling unit
Lot Area (minimum)	nil																										
Lot Frontage (minimum)	nil																										
Building Area (maximum):	N/A																										
Front Yard (minimum)	nil																										
Exterior Side Yard (minimum):	nil																										
Rear Yard (minimum):	3m																										
Interior Side Yard (minimum):	3m																										
Setback to a Sight Triangle (minimum)	nil																										
Driveway and Parking Space setback (minimum):	3m																										
Building Height (maximum):	Greater of 48m or 12 storeys excluding rooftop mechanical rooms and equipment																										
Residents:	0.7 parking space per dwelling unit																										
Visitors:	0.15 parking space per dwelling unit																										

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Visitor and non-residential use parking spaces may be shared.</p> <p>For a <i>Seniors Retirement Facility</i>:</p> <p>Residents: 0.5 <i>parking space</i> per <i>dwelling unit</i></p> <p>Visitors: 0.15 <i>parking space</i> per <i>dwelling unit</i></p> <p>For a <i>Long-Term Care Facility</i>:</p> <p>Residents: 0.3 <i>parking space</i> per <i>bed</i></p> <p>Visitors: 0.15 <i>parking space</i> per <i>dwelling unit</i></p> <p>Non-Residential Use:</p> <p>1 <i>parking space</i> per non-residential <i>unit</i></p> <p>Landscaped Open Space (minimum): 15% of the <i>lot</i></p> <p>Planting Strip (minimum): 3m along a <i>street line</i> adjacent to a parking area</p> <p>Amenity Area (minimum): 2m² per unit or 10% of the site area.</p> <p>All garbage shall be stored inside the <i>building</i>;</p> <p>A <i>convenience store</i> shall not exceed a maximum of 160m² net floor area;</p> <p>3.15 ZONE STANDARDS For a Live-Work Unit:</p> <p>A <i>Live-Work Unit</i> shall be limited to the following non-residential uses in addition to a <i>dwelling unit</i>:</p> <ul style="list-style-type: none"> a) <i>Art Gallery</i> b) <i>Artist Studio and Gallery</i> c) <i>Business Office</i> d) <i>Clinic</i> e) <i>Dry Cleaning or Laundry Outlet</i> f) <i>Personal Service Shop</i> g) <i>Restaurant</i> h) <i>Retail Store</i> <p>Lot Area (minimum) N/A</p> <p>Lot Frontage (minimum)</p> <p><i>Interior Lot:</i> 6.0m</p> <p><i>End Lot or Corner Lot:</i> 7.2m</p> <p>Building Area (maximum): N/A</p> <p>Backyard Amenity Area (minimum): nil</p> <p>Front Yard (minimum): 2m</p> <p>Exterior Side Yard (minimum): 2m</p> <p>Exterior Side Yard abutting a Lane (minimum): 1.2m</p> <p>Rear Yard (minimum)</p> <p><i>Abutting a Lane:</i> 0.5m</p> <p><i>Abutting a Street:</i></p> <p><i>To an attached private garage:</i> 5.5m</p> <p><i>To a main building:</i> 2.5m</p> <p>Interior Side Yard (minimum):</p> <p><i>To a main building:</i> 1.5m</p> <p><i>Between attached Live-Work units:</i> nil</p> <p><i>Abutting another land use:</i> 1.5m</p> <p>Building Height (maximum) 17m</p> <p>Landscape Area (minimum) nil</p> <p>Parking Requirements (minimum):</p> <p>3 <i>parking spaces</i> per <i>Live-Work unit</i></p> <p>Amenity Space (minimum):</p> <p>3.5m² per <i>dwelling unit</i></p> <p>Non-Residential Floor Area, Gross Leasable (minimum): 50m² per <i>Live-Work Unit</i></p> <p>3.16 PERMITTED ENCROACHMENTS for a Live Work Unit:</p> <p>The Permitted Encroachments in the Townhouse Residential -Exception 615 (RT-615) zone of the Zoning By-Law apply to the uses, buildings and structures permitted in this zone, in addition to the following:</p>

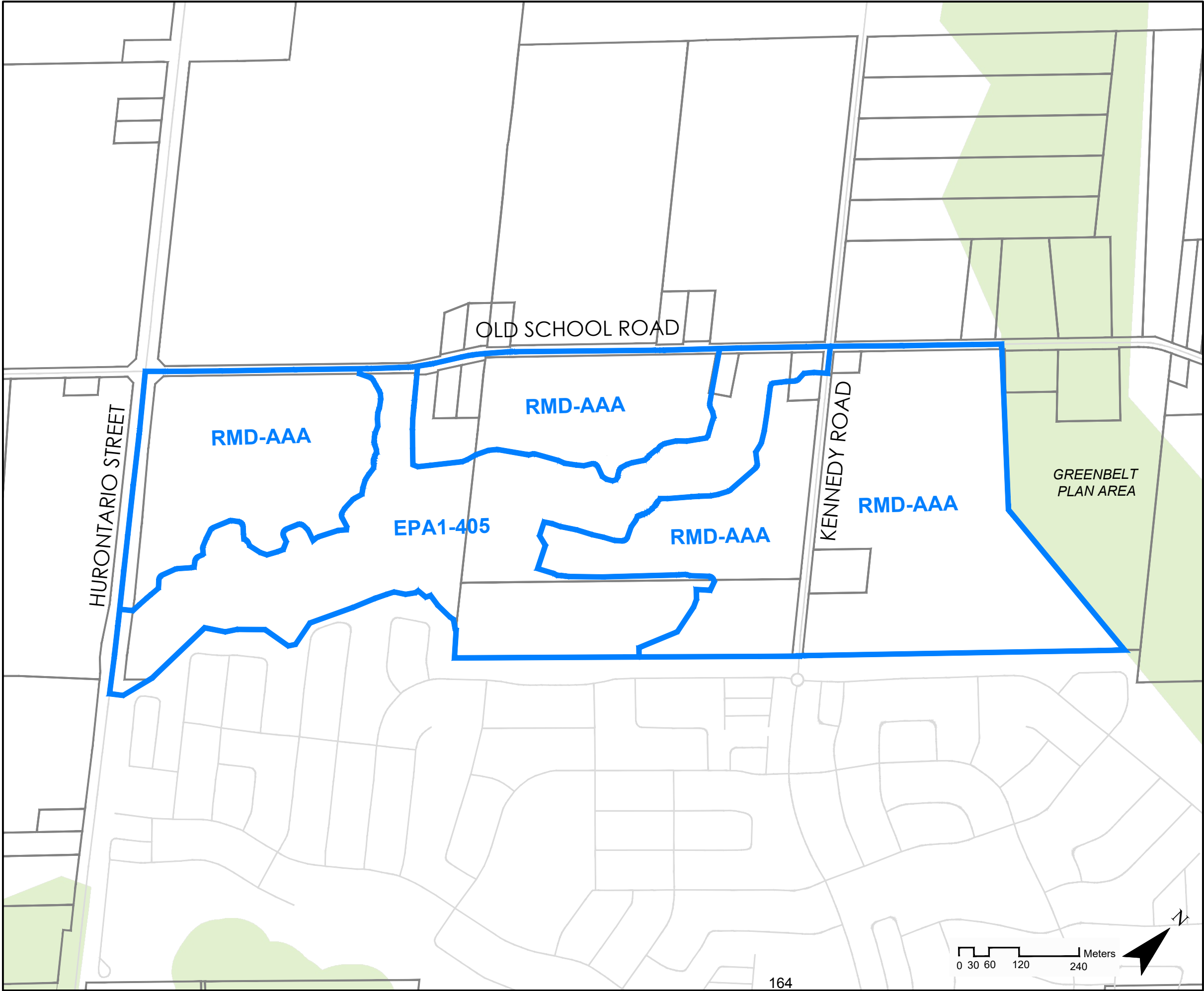
Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>apply.</p> <p>5.0 PARK / OPEN SPACE USES</p> <p>Where a <i>lot</i> is used for a Park purposes, the provisions of Section 12 (Open Space Zone) shall apply.</p>

1.
- Schedule “A”, Zone Map 22 of By-law 2006-50, as amended is further amended for Part of Lots 21, and 22, Concessions 1 and 2, EHS (Chinguacousy), Town of Caledon, Regional Municipality of Peel from Agricultural (A1) and Environmental Policy Area 2 (EPA2) to Mixed Density Residential – Exception AAA – HOLDING DD (RMD-AAA-HDD), Environmental Policy Area 1 – 405 (EPA1-405), and Environmental Policy Area 1 (EPA1) in accordance with Schedule “A” attached hereto.
2.
- A holding provision (H) shall apply to the lands shown on Schedule “A” to this By-law and shall not be lifted until the following conditions have been met:
- a)
- A subdivision agreement or a site plan agreement (as applicable) between the landowner and the Town has been executed, including but limited to a determination of the limits and extent of the Environmental Policy Area zone, as described in the note on Schedule “A” to this By-law;
3.
- Pursuant to subsections 24(2) and (2.1) of the of the *Planning Act*, this By-law shall only come into full force and effect upon Official Plan Amendment No. coming into full force and effect.

Read three times and finally passed in
open Council on the
[XX] day of [XXXXXX], [2024].

Annette Groves, Mayor


Kevin Klingenberg, Clerk



Schedule A
By-law 2024-__

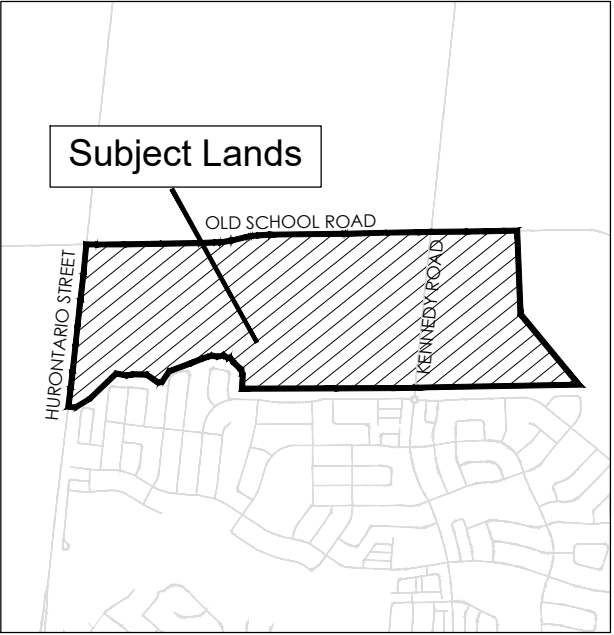
Part of Lots 21 & 22,
Concessions 1 & 2, E.H.S.
(Township of Chinguacousy)
Town of Caledon
Regional Municipality of Peel

Legend

 Lands to be rezoned to the zones
identified on this Schedule

The “Environmental Policy Area” (EPA1)
shown on Schedule “A” to this By-law is
conceptual only and shall be further
refined through the subdivision or
site plan process (as applicable).

Key Map



Date: March 11, 2024

File:

A3

**THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 20XX-XXX**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended,
with respect to [INSERT LEGAL DESCRIPTION] (Bolton North Hill),
Town of Caledon, Regional Municipality of Peel

WHEREAS Section 34 of the Planning Act, as amended, permits the councils of local municipalities to pass zoning by-laws for prohibiting the use of land or the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law;

AND WHEREAS the Council of The Corporation of the Town of Caledon considers it desirable to pass a zoning by-law to permit the use of [INSERT LEGAL DESCRIPTION] (Bolton North Hill), Town of Caledon, Regional Municipality of Peel, for residential mixed use purposes.

NOW THEREFORE the Council of The Corporation of the Town of Caledon enacts that By-law 2006-50 as amended, being the Comprehensive Zoning By-law for the Town of Caledon, shall be and is hereby amended as follows:

1. By adding the following subsections to Section 13 – EXCEPTIONS.
 - 1.1 Notwithstanding any other provisions of by-law 2006-50, the following provisions shall apply to the lands as shown on Schedule “A” of this By-law 2024-XXXX. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.
 - 1.2 The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Zone Standards
R2	XXX	(a) uses identified within the Residential Two — Exception 614 Zone of the Zoning By-law; (b) uses identified within the Townhouse Residential — Exception 615 Zone of the Zoning By-law; (c) a stacked townhouse; (d) a long-term care home; (e) a retirement home; (f) a live-work unit; (g) a convenience store; (h) a day nursery;	(1) The zoning requirements in the Residential Two — Exception 614 Zone of the Zoning By-law apply to the uses, buildings and structures referred to in (a). (2) The zoning requirements in the Townhouse Residential — Exception 615 Zone of the Zoning By-law apply to the uses, buildings and structures referred to in (b). (3) The zoning requirements for a back-to-back townhouse in the Townhouse Residential — Exception 615 Zone of the Zoning By-law apply to the uses, buildings and structures referred to in (c). (4) The zoning requirements for a townhouse in the Townhouse Residential — Exception 615 Zone of the Zoning By-law apply to the uses, buildings and structures referred to in clause (f). (5) Despite subsections (1) to (4), the following zoning requirements apply to the uses, buildings and structures referred to in (a) to (c)

			<p>and (f).</p> <ol style="list-style-type: none"> 1. The maximum width for an individual driveway accessing a dwelling on a corner lot is six metres. 2. The maximum encroachment for decks greater than or equal to 0.75 metres in height is four metres into a required rear yard inclusive of any stairs, ramp or barrier-free access feature, if the rear lot line abuts an Environmental Policy Area Zone designated in the Zoning By-law. 3. For all lots containing a semi-detached dwelling or townhouse dwelling, the following are not permitted in the front or exterior side yard: <ol style="list-style-type: none"> i. An accessory building, and ii. An air conditioner or heat pump, unless it is screened from public view or located on a balcony above the ground floor. 4. A stacked townhouse shall have one parking space per dwelling unit. 5. The maximum building height for any type of townhouse dwelling is 16 metres. (6) All legally existing uses shall be permitted (7) <p>Definitions</p> <p>“long-term care home” has the same meaning as in the <i>Long-Term Care Homes Act, 2007</i>;</p> <p>“retirement home” has the same meaning as in the <i>Retirement Homes Act, 2010</i>;</p> <p>“stacked townhouse” means a building containing four or more dwelling units in which each dwelling unit is divided both horizontally and vertically from another dwelling unit by a common wall;</p> <p>“</p>
RM	XXX	<p>(a) uses identified within the Residential Two — Exception 614 Zone of the Zoning By-law;</p> <p>(b) uses identified within the Townhouse Residential — Exception 615 Zone of the Zoning By-law;</p> <p>(c) a stacked townhouse;</p> <p>(d) uses identified within the Multiple Residential Zone of the Zoning By-law;</p> <p>(e) a long-term care home;</p>	<p>(1) The zoning requirements in the Residential Two — Exception 614 Zone of the Zoning By-law apply to the uses, buildings and structures referred to in (a).</p> <p>(2) The zoning requirements in the Townhouse Residential — Exception 615 Zone of the Zoning By-law apply to the uses, buildings and structures referred to in (b).</p> <p>(3) The zoning requirements for a back-to-back townhouse in the Townhouse Residential — Exception 615 Zone of the Zoning By-law apply to the uses, buildings and structures referred to in (c).</p>

		<p>(f) a retirement home;</p> <p>(g) a mixed-use building;</p> <p>(h) a live-work unit;</p> <p>(i) an animal hospital;</p> <p>(j) an art gallery;</p> <p>(k) an artist studio and gallery;</p> <p>(l) a bakery;</p> <p>(m) a business office;</p> <p>(n) a clinic;</p> <p>(o) a convenience store;</p> <p>(p) a day nursery;</p> <p>(q) a dry cleaning or laundry outlet;</p> <p>(r) a dwelling unit;</p> <p>(s) a financial institution;</p> <p>(t) a fitness centre;</p> <p>(u) a grocery store;</p> <p>(v) a hotel;</p> <p>(w) a laundromat;</p> <p>(x) a medical centre;</p> <p>(y) a merchandise service shop;</p> <p>(z) a museum;</p> <p>(z.1) a personal service shop;</p> <p>(z.2) a place of assembly;</p> <p>(z.3) a place of entertainment, excluding a cinema or theatre;</p> <p>(z.4) a place of worship;</p> <p>(z.5) a private club;</p> <p>(z.6) a retail store;</p> <p>(z.7) an accessory retail store;</p> <p>(z.8) a sales, service and repair shop;</p> <p>(z.9) a supermarket;</p> <p>(z.10) a restaurant;</p> <p>(z.11) a training facility;</p> <p>(</p>	<p>(4) The zoning requirements for a townhouse in the Townhouse Residential — Exception 615 Zone of the Zoning By-law apply to the uses, buildings and structures referred to in clause (h).</p> <p>(5) Despite subsections (1) to (4), the following zoning requirements apply to the uses, buildings and structures referred to in (a) to (c) and (h).</p> <ol style="list-style-type: none"> 1. The maximum width for an individual driveway accessing a dwelling on a corner lot is six metres. 2. The maximum encroachment for decks greater than or equal to 0.75 metres in height is four metres into a required rear yard inclusive of any stairs, ramp or barrier-free access feature, if the rear lot line abuts an Environmental Policy Area Zone designated in the Zoning By-law. 3. For all lots containing a semi-detached dwelling or townhouse dwelling, the following are not permitted in the front or exterior side yard: <ol style="list-style-type: none"> i. An accessory building, and ii. An air conditioner or heat pump, unless it is screened from public view or located on a balcony above the ground floor. 4. A stacked townhouse shall have one parking space per dwelling unit. 5. The maximum building height for any type of townhouse dwelling is 16 metres. <p>(6) The uses set out in (d), (f), (i) to (z.11) and (z.13) are permitted on the ground floor of a mixed-use building.</p> <p>(7) The uses set out in (j), (k), (m), (o) to (t), (y), (z.1), (z.2), (z.4) to (z.8) and (z.10) are permitted on the ground floor of a live-work unit.</p> <p>(8) The zoning requirements that apply to the Multiple Residential Zone of the Zoning By-law apply to the uses, buildings and structures referred to in clauses (d) to (h).</p> <p>(9) The zoning requirements of the Village Core Commercial Zone of the Zoning By-law apply to the uses referred to in clauses (i) to (z.13).</p> <p>(10) Despite subsections (8) and (9), the following requirements apply to the uses, buildings and structures referred to in (d) to (g) and (i) to (z.13):</p> <ol style="list-style-type: none"> 1. There is no minimum lot area. 2. There is no minimum lot frontage. 3. There is no maximum building area. 4. The front yard setback is,
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			<p>i. if the ground floor contains non-residential uses, at least 0.3 metres, and</p> <p>ii. if the ground floor contains residential uses, at least 2 metres.</p> <p>5. The minimum interior side yard setback is 3 metres.</p> <p>6. The minimum rear yard setback is 3 metres.</p> <p>7. The minimum setback to a sight triangle is 0 metres.</p> <p>8. The maximum building height is 65 metres.</p> <p>9. The minimum hard and soft landscaped area is 10 per cent.</p> <p>10. A three-metre-wide planting strip shall be located along each street line adjacent to a parking area.</p> <p>11. The minimum driveway setback is 3 metres.</p> <p>12. The minimum parking space setback is 3 metres.</p> <p>13. All garbage shall covered or concealed from public view.</p> <p>14. No air conditioning units or heat pumps shall be located in the front yard or exterior side yard or if in the side yard covered or concealed from public view.</p> <p>(11) All legally existing uses shall be permitted</p> <p>(12) .</p> <p>Definitions</p> <p>“long-term care home” has the same meaning as in the <i>Long-Term Care Homes Act, 2007</i>;</p> <p>“retirement home” has the same meaning as in the <i>Retirement Homes Act, 2010</i>;</p> <p>“stacked townhouse” means a building containing four or more dwelling units in which each dwelling unit is divided both horizontally and vertically from another dwelling unit by a common wall;</p> <p>“</p>

2. Schedule "A", Zone Maps 20 and 21 of By-law 2006-50, as amended is further amended for [INSERT LEGAL DESCRIPTION], Town of Caledon, Regional Municipality of Peel, from Rural Residential (RR) to Residential Multiple - Exception - Holding DD (RM-XXX-H-DD) in accordance with Schedule "A" attached hereto.
3. A holding provision (H) shall apply to the lands shown on Schedule "A" to this By-law and shall not be lifted until the following conditions have been met:
 - a) A subdivision agreement or a site plan agreement (as applicable) between the landowner and the Town has been executed, including but not limited to a determination of the limits and extent of the Environmental Policy Area zone, as described in the note on Schedule "A" to this By-law;
4. Pursuant to subsections 24(2) and 24(2.1) of the of the *Planning Act*, this By-law shall only come into full force and effect upon Official Plan Amendment No. XXX coming into full force and effect.

Read three times and finally
passed in open Council on the
XX day of XXXXXX, 20XX.


Annette Groves, Mayor

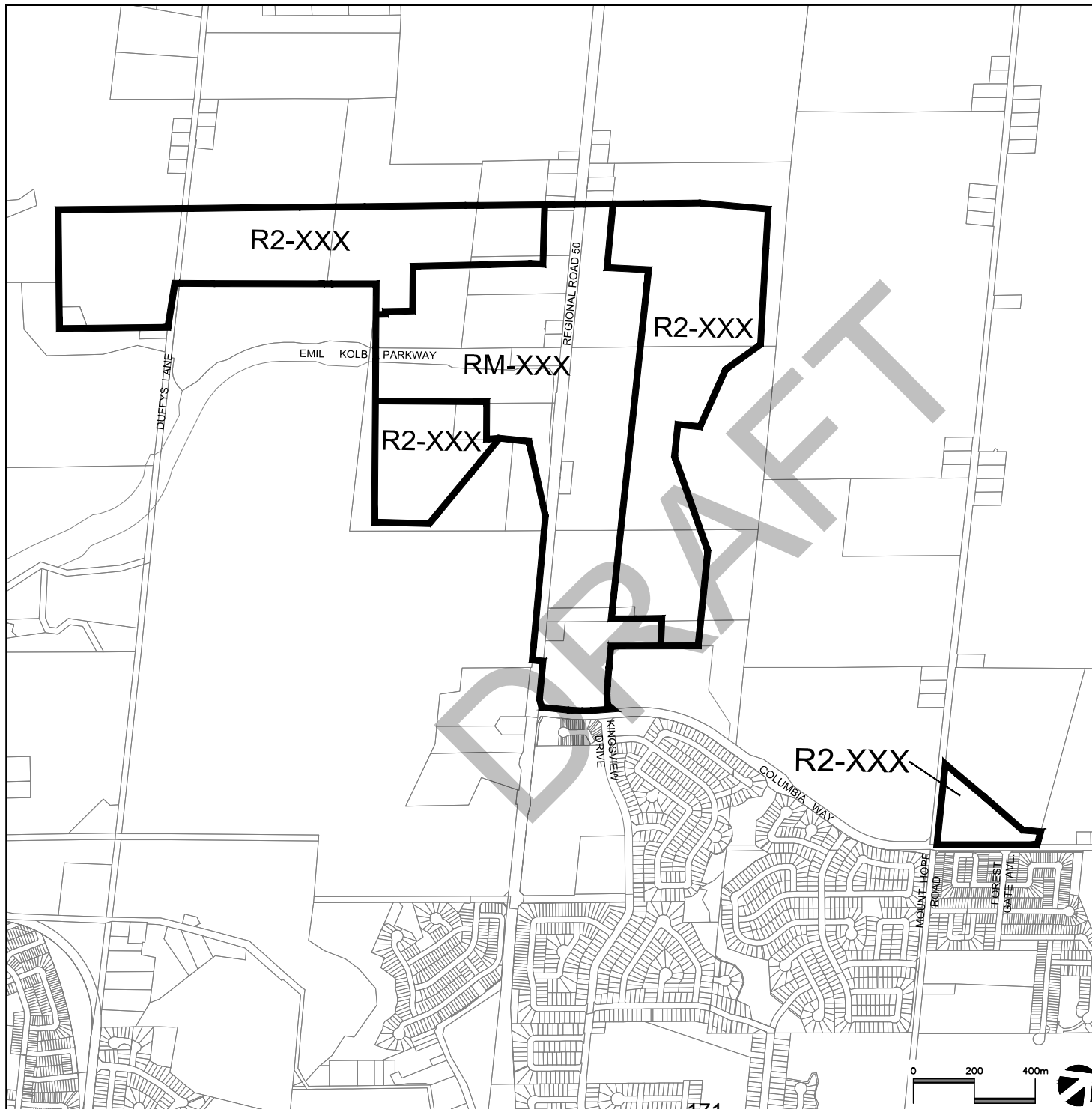
Kevin Klingenberg, Clerk

Schedule A By-law XXXX-2024

Town of Caledon
Regional Municipality of Peel

Legend

 Lands to be rezoned to
Residential Multiple (RM) - Exception XXX
and Residential 2 (R2) - Exception XXX



Date: March 7, 2024

File:

A4

**THE CORPORATION OF THE TOWN OF
CALEDON BY-LAW NO. 202X-xxx**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended with respect to Lots 21 and 22 and Part of Lot 20, Concession 1 and Lots 21 and 22 and Part of Lots 19 and 20, Concession 2 West of Hurontario Street, (Geographic Township of Chinguacousy) Town of Caledon, Regional Municipality of Peel.

WHEREAS Section 34 of the Planning Act, as amended, permits the councils of local municipalities to pass zoning by-laws for prohibiting the use of land or the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law;

AND WHEREAS the Council of The Corporation of the Town of Caledon considers it desirable to pass a zoning by-law to permit the use of Part of Lots 19-21, Concession 5 for a development consisting of residential, commercial, institutional and recreational uses;

NOW THEREFORE the Council of The Corporation of the Town of Caledon enacts that By-law 2006-50, as amended, being the Comprehensive Zoning By-law for the Town of Caledon, shall be and is hereby amended as follows:

1.0 THAT AT Schedule A to Comprehensive Zoning By-law 2006-50 is hereby amended by changing the existing “Agricultural” (A1), “Environmental Policy Area 2” (EPA2) and “Institutional” (I) to “Urban Residential” (UR), “Rural Lands” (RU), and “Environmental Protection” (EP) as shown on Schedule 1 to this By-law; and

2.0 THAT the following subsection is added to Section 13.0

13.X Mayfield West 2-3 Lands

13.X.1 Definitions

Notwithstanding Section 3 of By-law 2006-50, as amended, the following definitions shall apply to lands in Mayfield West 2-3 as delineated on Schedule A to Bylaw 202x-xxx. Where a use is defined, it shall not be interpreted to include any other defined use unless it is stated in the definitions to the contrary. Where a word or term is not herein defined, the definitions of Section 3, as amended, shall apply.

“Additional Residential Dwelling” means a residential dwelling within a detached house, semi-detached house or townhouse or a residential dwelling in a building or structure ancillary to a detached house, semi-detached house or townhouse.

“Apartment Building” means a building containing four or more dwelling units which takes access from a common hall or space internal to a building.

“Balcony” means a platform with or without roofs and without a foundation attached to, and extended horizontally from, one or more main walls of a dwelling.

“Child Care Centre” means a child care centre as defined in the Child Care and Early Years Act, as amended.

“Commercial Use” means any use for the purpose of buying and selling goods and services.

“Deck” means an attached or freestanding platform or series of platforms on a foundation or footings, not covered by a roof or building and which has direct access to the ground.

"Duplex" means a building that contains two dwelling units divided horizontally and having an independent entrance either directly to the outside or through a common vestibule.

"Dwelling Unit" means one or more habitable rooms, occupied or capable of being occupied as an independent and separate housekeeping establishment, in which separate kitchen and sanitary facilities are provided for the exclusive use of the occupant, and which has a private entrance from outside the building or from a common hallway or stairway inside the building but does not include a tent, cabin, trailer, or a room or suite of rooms in an inn.

"Environmental Protection and Conservation Use" means the use of land for the protection, stewardship and management of natural heritage features and functions and hydrological features and functions. This includes the erection of buildings and structures required for recreation and trails, storm water management, flood and natural hazard control, bank stabilization and slope control, and erosion protection.

"Home Occupation" means any occupation which is carried on as an accessory use and conducted wholly within a Dwelling Unit.

"Institutional Use" means any use that will serve the community by providing essential services, educational opportunities, healthcare, and cultural enrichment such as, but not limited to, educational institutions, religious facilities, government offices, medical facilities, and cultural institutions.

"Linked Dwelling" means a dwelling unit that is attached to another dwelling unit below grade but is not attached above grade.

"Lot Frontage" means the horizontal distance between the side lot lines measured at right angles. Where the front lot line is not a straight line, or where the side lot lines are not parallel, the lot frontage shall be measured by a line 6 m back from and parallel to the chord of the lot frontage. The chord of the lot frontage is a straight line joining the two points where the side lot lines intersect the front lot lines

"Multiplex Building" means a building divided vertically and/or horizontally that has three or more dwelling units, with each dwelling unit having an independent entrance at grade.

"Porch" means an unenclosed, covered platform with direct access to the ground that is attached to a dwelling.

"Public Use" means the use of land or the erection or use of any building or structure, including strata stormwater management facilities, by The Town of Caledon, Region of Peel, Government of Canada, Government of Ontario, utilities, charitable organization, non-for-profit organizations, or any public agency or board or authority.

"Recreational Use" means the use of land for public or private parks, playgrounds, tennis courts, basketball courts, soccer fields, lawn bowling greens, indoor and outdoor skating rinks, athletic fields, picnic areas, indoor and outdoor swimming pools, splash pads, and similar uses, together with necessary and accessory buildings and structures which may include a refreshment booth and pavilion.

"Rowhouse Dwelling" means a building divided vertically or horizontally that has three or more Dwelling Units, with each Dwelling Unit having an independent entrance at grade.

"Single Detached Dwelling" means the principal detached Dwelling Unit on a lot.

"Semi-Detached Dwelling" means a building that is divided vertically into two Dwelling Units each of which has an independent entrance either directly or through a common vestibule.

"Rural Tourism Use" means agricultural-related tourism uses that promote the enjoyment, education or activities related to agricultural uses such as, but not limited to, farm machinery and equipment exhibitions (on a temporary basis), farm tours, petting zoos, hay

rides and sleigh rides, processing demonstrations, pick-your-own produce operations, small-scale farm theme playgrounds and small-scale educational establishments that focus on farming instruction, and may include accessory small-scale vendors associated with the agri-tourism use

13.X.2 General Provisions

13.X.2.1 Notwithstanding Section 4 of By-law 2006-50, as amended, the following general provisions shall apply to lands in Mayfield West 2-3 as delineated on Schedule A to Bylaw 202x-xxx.

13.X.2.2 Nothing in this By-law shall prevent the use of land in any part of the Zoned area for the following Public Uses:

- a Community Centre;
- an Emergency Service Facility;
- a Government Office;
- a Hospital;
- a Post Office;
- a Public Library;
- a Public Park or Recreational Facility;
- a School;
- a Stormwater Management Facility, approved by the appropriate approval authority and where applicable, the Conservation Authority;
- a Storm Sewer System, approved by the appropriate approval authority and where applicable, the Conservation Authority;
- a Public Works Yard.

Any Public Use shall comply with all zone provisions for the zone in which it is located.

13.X.2.3 In calculating building height, the following shall be exempt:

- a. Cupolas, finials and weather vanes, or similar architectural, landscape or ornamental features
- b. Light standards
- c. Lightning rods
- d. Parapets
- e. Mechanical penthouses
- f. Unenclosed mechanical equipment
- g. Skylights
- h. Hydro, radio, television or microwave towers, antennae, and similar features
- i. Steeples

13.X.2.4 The minimum dimensions of a parking space shall be 2.8 m by 5.8 m, which shall be exclusive of any parking aisles or ingress and egress lanes, useable for the temporary parking or storage of motor vehicles and may include a private garage.

13.X.2.5 Minimum setback from a private lane is 0.5 metres.

13.X.2.6 Model home and/or sales offices are permitted.

13.X.2.7 Swimming Pools are permitted in the rear or side yards.

13.X.2.8 Encroachments into the required yards are permitted as follows:

- a. Building architectural elements, including sills, belt, courses, cornices, gutters, chimneys, pilasters, eaves, parapets, canopies or fireplaces are permitted to encroach in any yard up to 0.6 metres
- b. Window bays are permitted to encroach in the front, rear and exterior side yards up to 0.9 metres
- c. Balconies are permitted to encroach in the front, rear and exterior side yards up to 1.8 metres
- d. Porches and uncovered terraces (including access stairs from grade) are permitted to encroach in the front, rear and exterior side yards, including eaves and cornices, with a minimum setback of 0.6 m from a lot line.
- e. Exterior stairs providing access to a building or structure may encroach into the

- front, rear and exterior side yards up to 2.5 metres
- f. Decks (including access stairs from grade) are permitted to encroach in the rear yard up to 2.5 metres from a lot line and interior side yards up to 0.6 metres from a lot line
- g. Air conditioners, heat pumps, swimming pool pumps/filters/heaters are permitted to encroach in the rear and exterior side yards up to 0.6 metres from any lot line
- h. Unenclosed barrier-free access ramps are permitted to encroach in any yard up to 0.3 metres from any lot line
- i. Rain barrels and rain harvesting system components are permitted to encroach in the rear, exterior side and interior side yards up to 0.6 metres from any lot line
- j. Commercial patio is permitted to encroach in the front yard or exterior side yard up to 0.0 metres from the front lot line or exterior lot line

13.X.2.9 Section 4.4 – Additional Residential Dwellings are not applicable on lands within the Urban Residential Zone.

13.X.2.10 No setbacks are required from a sight triangle.

13.X.3 Urban Residential Zone Regulations

13.X.3.1 Permitted Use

13.X.3.1.1 The following uses are the only uses permitted:

- a) Single Detached Dwelling
- b) Semi-Detached Dwelling
- c) Linked Dwellings
- d) Rowhouse Dwelling
- e) Duplex Dwelling
- f) Multiplex Building
- g) Apartment Building
- h) Commercial uses
- i) Child Care Centres
- j) Institutional Use
- k) Home occupation
- l) Additional Residential Dwelling
- m) Public Uses

13.X.3.2 Special Provisions

13.X.3.2.1 Notwithstanding the General Provisions as set out in Section 13.X.2, the only zoning requirements for Single Detached Dwellings are as follows:

- a) The Minimum Lot Area shall be 200m²;
- b) The Minimum Lot Frontage shall be 7.5 metres;
- c) The Minimum Yard Setbacks shall be:
 - i. Front – 6.0 metres (Garage); 3.0 metres (Building)
 - ii. Exterior Side - 3.0 metres
 - iii. Interior Side - 1.2 metre and 0.6 metres on the other side. For clarity, on a corner lot, the interior side yard is 0.6m
 - iv. Rear - 7.0 metres (Garage accessed from front lot line); 0.5m (Garage accessed from rear lot line)
- d) The Maximum Building Height shall be 13.0 metres;
- e) Parking spaces shall be provided on a residential lot or through street parking and maintained in accordance with the following requirements:
 - i. A minimum of 1.0 parking space per dwelling unit.
 - ii. A minimum of 1.0 parking space for each additional residential dwelling

13.X.3.2.2 Notwithstanding the General Provisions as set out in Section 13.X.2, the only zoning requirements for Semi Detached Dwellings and Linked Dwellings are as follows:

- a) The Minimum Lot Area shall be 200m²;
- b) The Minimum Lot Frontage shall be 6 metres;
- c) The Minimum Yard Setbacks shall be:
 - i. Front – 6.0 metres (Garage); 3.0 metres (Building)

- ii. Exterior Side - 3.0 metres
- iii. Interior Side – 1.2 metre (this requirement shall not apply to the common wall between units or to a side lot line that coincides with the party wall between two dwellings) For clarity, on a corner lot, the interior side yard is 0.6m
- iv. Rear - 7.0 metres (Garage accessed from front lot line); 0.5m (Garage accessed from rear lot line)
- d) The Maximum Building Height shall be 13.0 metres;
- e) Parking spaces shall be provided on a residential lot or through street parking and maintained in accordance with the following requirements:
 - i. A minimum of 1.0 parking space per dwelling unit.
 - ii. A minimum of 1.0 parking space for each additional residential dwelling

13.X.3.2.3

Notwithstanding the General Provisions as set out in Section 13.X.2, the only zoning requirements for Rowhouse Dwellings are as follows:

- a) The Minimum Lot Area shall be 110m²;
- b) The Minimum Lot Frontage shall be 4.5 metres;
- c) The Minimum Yard Setbacks shall be:
 - i. Front – 6.0 metres (Garage); 3.0 metres (Building)
 - ii. Exterior Side – 3.0 metres
 - iii. Interior Side – 1.2 metre (this requirement shall not apply to the common wall between units or to a side lot line that coincides with the party wall between two dwellings)
 - iv. Rear – 7.0 metres (Garage accessed from front lot line); 0.5m (Garage accessed from rear lot line)
- d) The Maximum Building Height shall be 13.0 metres;
- e) Parking spaces shall be provided on a residential lot or through street parking and maintained in accordance with the following requirements:
- f) A minimum of 1.0 parking space per dwelling unit.
 - i. A minimum of 1.0 parking space for each additional residential dwelling
 - ii. An additional minimum of 0.25 visitor parking spaces for required for each dwelling unit that does not have access from a public street

13.X.3.2.4

Notwithstanding the General Provisions as set out in Section 13.X.2, the only zoning requirements for Duplex Dwellings are as follows:

- a) The Minimum Lot Area shall be 180m²;
- b) The Minimum Lot Frontage shall be 7.5 metres;
- c) The Minimum Yard Setbacks shall be:
 - i. Front – 6.0 metres (Garage); 3.0 metres (Building)
 - ii. Exterior Side - 3.0 metres
 - iii. Interior Side – 1.2 metres
 - iv. Rear - 7.0 metres (Garage accessed from front lot line); 0.5m (Garage accessed from rear lot line)
- d) The Maximum Building Height shall be 13.0 metres;
- e) Parking spaces shall be provided on a residential lot or through street parking and maintained in accordance with the following requirements:
 - i. A minimum of 1.0 parking space per dwelling unit.
 - ii. A minimum of 1.0 parking space for each additional residential dwelling
 - iii. An additional minimum of 0.25 visitor parking spaces for required for each dwelling unit that does not have access from a public street

13.X.3.2.5

Notwithstanding the General Provisions as set out in Section 13.X.2, the only zoning requirements for Multiplex Dwellings are as follows:

- a) The Minimum Lot Frontage shall be 5.5 metres;
- b) The Minimum Yard Setbacks shall be:
 - i. Front – 3.0 metre
 - ii. Exterior Side - 3.0 metre
 - iii. Interior Side – 3.0 metre
 - iv. Rear - 3.0 metre
- c) The Maximum Building Height shall be 13.0 metres;
- d) Parking spaces shall be provided and maintained in accordance with the following requirements:

- i. A minimum of 1.0 parking space per dwelling unit.
- ii. A minimum of 1.0 parking space for each additional residential dwelling
- iii. An additional minimum of 0.25 visitor parking spaces for required for each dwelling unit that does not have access from a public street

13.X.3.2.6 Notwithstanding the General Provisions as set out in Section 13.X.2, the only zoning requirements for Apartment Dwellings are as follows:

- a) The Minimum Lot Area shall be 1,000m²;
- b) The Minimum Lot Frontage shall be 24 metres;
- c) The Minimum Yard Setbacks shall be:
 - i. Front: 3.0 metres
 - ii. Exterior Side – 3.0 metres
 - iii. Interior Side – 4.5 metres
 - iv. Rear – 6.0 metres
- d) The Maximum Building Height shall be 80.0 metres (excluding rooftop mechanical equipment)
- e) The Maximum lot coverage for all buildings shall be 80 per cent;
- f) Parking spaces shall be provided and maintained in accordance with the following requirements:
 - i. A minimum of 1.0 residential parking space per dwelling.
 - ii. A minimum of 0.25 visitor parking spaces per dwelling

13.X.3.2.7 Notwithstanding the General Provisions as set out in Section 13.X.2, the only zoning requirements for commercial uses and child care centres are as follows:

- a) Commercial uses and child care centres are permitted on the ground floor of an Apartment Dwelling. In this case, the zoning requirements of an Apartment Dwelling will apply and the below zoning requirements will not be applicable.
- b) The Minimum Lot Area shall be 700m²
- c) The Minimum Lot Frontage shall be 18.0 metres;
- d) The Minimum Yard Setbacks shall be:
 - i. Front: 3.0 metres
 - ii. Exterior Side - 3.0 metres
 - iii. Interior Side – 1.5 metres
 - iv. Rear – 7.5 metres
- e) The Maximum Building Height shall be 11.0 metres;
- f) The Maximum lot coverage shall be 50 per cent;
- g) Parking spaces shall be provided and maintained in accordance with the following requirements:
 - i. A minimum of 3.5 parking spaces for every 100m² of gross floor area for commercial uses
 - ii. A minimum of 0.75 parking space per employee, plus 3 visitor parking spaces and/or pick and drop-off, plus 1 parking space per classroom for child care centres

13.X.3.2.8 Notwithstanding the General Provisions as set out in Section 13.X.2, the only zoning requirements for institutional uses are as follows:

- a) Institutional uses are permitted on the ground floor of an Apartment Dwelling. In this case, the zoning requirements of an Apartment Dwelling will apply and the below zoning requirements will not be applicable.
- b) The Minimum Lot Area shall be 700m²
- c) The Minimum Lot Frontage shall be 18.0 metres;
- d) The Minimum Yard Setbacks shall be:
 - i. Front – 3.0 metres
 - ii. Exterior Side - 3.0 metres
 - iii. Interior Side – 1.5 metres
 - iv. Rear – 7.5 metres
- e) The Maximum Building Height shall be 25.0 metres;
- f) The Maximum lot coverage shall be 50 per cent;
- g) Parking spaces shall be provided and maintained in accordance with the following requirements:
 - i. Where there are fixed seats, one parking space for every five seats or 3.0 m of bench space. Where there are no fixed seats, one parking space for

every 9.0 m² of gross floor area or portion thereof devoted to public use

13.X.4 Rural Area Zone Regulations

13.X.4.1 Permitted Use

- 13.X.4.1.1 The following uses are the only uses permitted:
- a) Recreational uses, including trails and parks
 - b) Rural Tourism uses
 - c) Institutional uses
 - d) Resource-based commercial/ industrial uses
 - e) Public Uses, including Stormwater Management Facilities

13.X.4.2 Special Provisions

- 13.X.4.2.1 Notwithstanding the General Provisions as set out in Section 13.X.2, the only zoning requirements for Rural Uses are as follows:
- a) The Minimum Lot Area shall be 700m²
 - b) The Minimum Lot Frontage shall be 18.0 metres;
 - c) The Minimum Yard Setbacks shall be:
 - i. Front – 3.0 metres
 - ii. Exterior Side - 3.0 metres
 - iii. Interior Side – 1.5 metres
 - iv. Rear – 7.5 metres
 - d) The Maximum Building Height shall be 25.0 metres;
 - e) The Maximum lot coverage shall be 50 per cent;
 - f) Parking spaces shall be provided and maintained in accordance with the following requirements:
 - i. Where there are fixed seats, one parking space for every five seats or 3.0 m of bench space. Where there are no fixed seats, one parking space for every 9.0 m² of gross floor area or portion thereof devoted to public use

13.X.5 Environmental Protection Area Zone Regulations

13.X.5.1 Permitted Use

- 13.X.5.1.1 The following uses are the only uses permitted:
- a) Environmental protection and conservation uses
 - b) Public Uses, including trails, parks and stormwater management facilities

3.0 Schedule “A”, Zone Map 7 and 8 of By-law 2006-50, as amended, are further amended for Lots 21 and 22 and Part of Lot 20, Concession 1 and Lots 21 and 22 and Part of Lots 19 and 20, Concession 2 West of Hurontario Street, (Geographic Township of Chinguacousy) Town of Caledon, Regional Municipality of Peel, from “Agricultural” (A1), “Environmental Policy Area 2” (EPA2) and “Institutional” (I) to “Urban Residential – Holding DD” (UR-H-DD), “Rural Lands” (RU), and “Environmental Protection” (EP) as shown on Schedule 1 attached hereto.

4.0 A holding provision (H) shall apply to the lands shown on Schedule “A” to this By-law and shall not be lifted until the following conditions have been met:

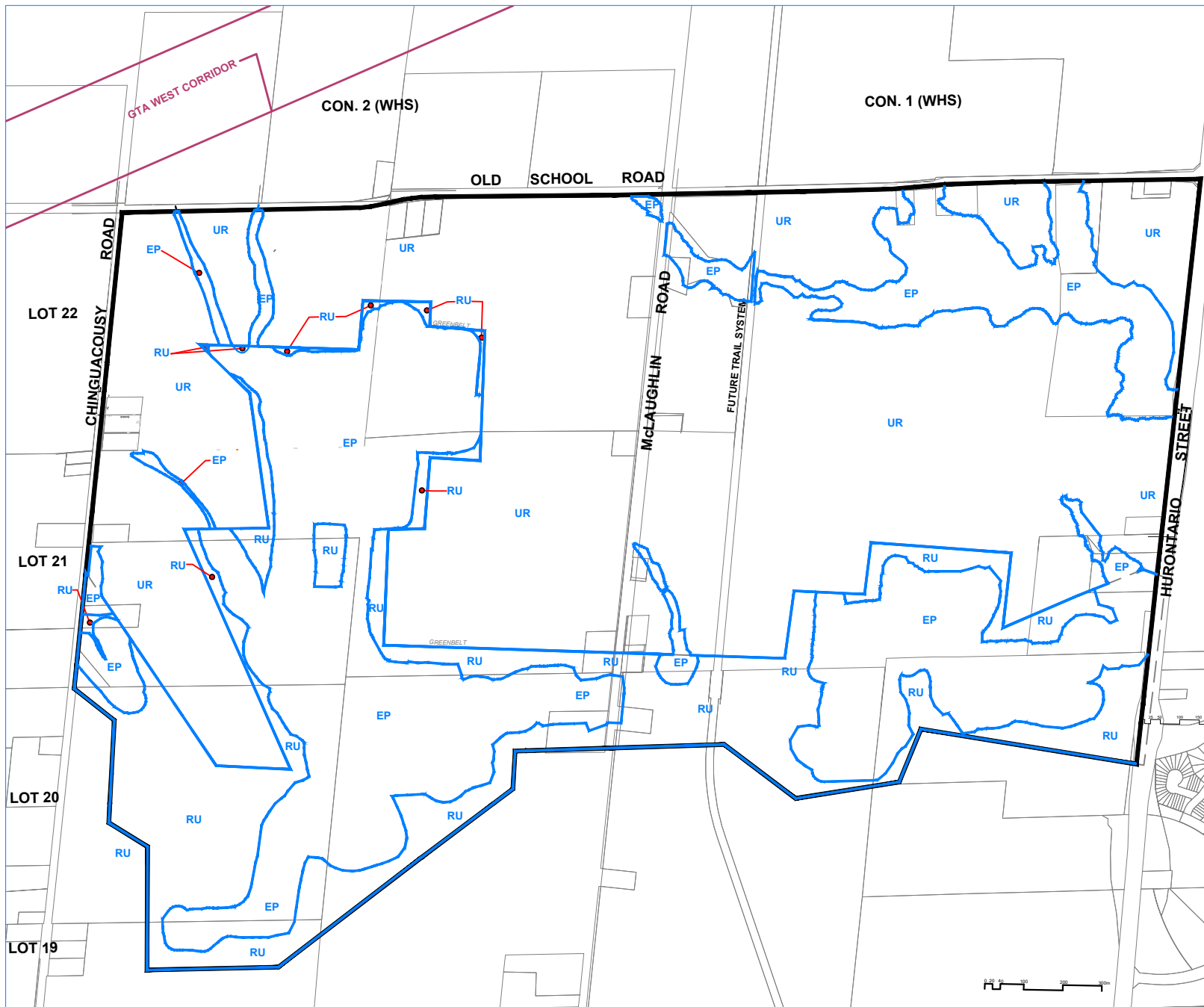
- a) A subdivision agreement or a site plan agreement (as applicable) between the landowner and the Town has been executed, including but limited to a determination of the limits and extent of the Environmental Policy Area zone, as described in the note on Schedule “A” to this By-law;

5.0 Pursuant to subsections 24(2) and 24(2.1) of the of the *Planning Act*, this By-law shall only come into full force and effect upon Official Plan Amendment No. XXX coming into full force and effect.

Read a First, Second and
Third Time and Finally
Passed this ____th day of
_____, 2024.

Mayor


Town Clerk



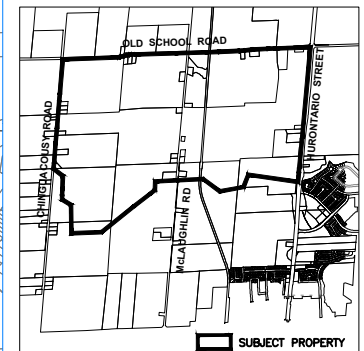
Schedule A By-law 2024-XXX

Lots 21 and 22 and Part of Lot 20,
Concession 1 and Lots 21 and 22 and
Part of Lots 19 and 20, Concession 2
West of Hurontario Street,
(Geographic Township of Chinguacousy)
Town of Caledon,
Regional Municipality of Peel

Legend

 Lands to be rezoned to the
zones on this Schedule

The "Environmental Policy Area" (EP)
shown on Schedule "A" to this By-law is
conceptual only and shall be further
refined through the subdivision or
site plan process (as applicable).



DATE: March 8, 2024

FILE: xx X-XX

A5

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. [By-law Number Inserted by Town]

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to lands [INSERT LEGAL DESCRIPTION] bounded by Healey Road to the north, Humber Station Road to the east, the proposed Highway 413 to the south and The Gore Road, and the Greenbelt Plan to the west, within the Town of Caledon, Regional Municipality of Peel.

WHEREAS Section 34 of the Planning Act, as amended, permits the councils of local municipalities to pass zoning by-laws for prohibiting the use of land or the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law;

AND WHEREAS the Council of The Corporation of the Town of Caledon considers it desirable to pass a zoning by-law to permit the use of lands bound by Healey Road to the north, Humber Station Road to the east, the proposed Highway 413 to the south and The Gore Road, and the Greenbelt Plan to the west within the Town of Caledon, Regional Municipality of Peel, for mixed use, residential, and community purposes.

NOW THEREFORE the Council of The Corporation of the Town of Caledon enacts that By-law 2006-50 as amended, being the Comprehensive Zoning By-law for the Town of Caledon, shall be and is hereby amended as follows:

- 1. By adding the following use to the Commercial Zones category in Section 2 – ESTABLISHMENT OF ZONES:

UC Urban Corridor

- 2. The areas zoned Urban Corridor – Holding DD “UC-H-DD”, Mixed Density Residential – Exception – AAA – Holding DD “RMD – AAA – H-DD”, and Multiple Residential- Exception – BBB – Holding DD “RM-BBB – H-DD” as shown on Schedule “A” to this By-law 2024 – XXXX shall be subject to the zone provisions in accordance with the following:

- a. New zones established by this By-law are as follows:

UC Urban Corridor

- b. No person shall, within any UC Zone, use any land, or erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in Table 1.

TABLE 1: Permitted Uses for the UC Zone

	ZONE
USE	UC
<i>Additional Residential Unit</i>	✓
<i>Art Gallery</i>	✓
<i>Artist Studio & Gallery</i>	✓
<i>Bakery</i>	✓
<i>Building, Apartment</i>	✓
<i>Building, Mixed Use</i>	✓
<i>Business Office</i>	✓
<i>Clinic</i>	✓
<i>Convenience Store</i>	✓
<i>Drive-Through Service Facility</i>	✓
<i>Dry Cleaning or Laundry Outlet</i>	✓
<i>Dwelling, Back-to-Back Townhouse</i>	✓

<i>Dwelling, Common Element Townhouse</i>	✓
<i>Dwelling, Freehold Townhouse</i>	✓
<i>Dwelling, Townhouse</i>	✓
<i>Dwelling, Stacked Townhouse</i>	✓
<i>Dwelling Unit</i>	✓
<i>Farmers' Market</i>	✓
<i>Financial Institution</i>	✓
<i>Funeral Home</i>	✓
<i>Grocery Store</i>	✓
<i>Hotel</i>	✓
<i>Laundromat</i>	✓
<i>Long Term Care Home</i>	✓
<i>Merchandise Service Shop</i>	✓
<i>Motel</i>	✓
<i>Park</i>	✓
<i>Parking Area, Commercial</i>	✓
<i>Parking Area, Municipal</i>	✓
<i>Personal Service Shop</i>	✓
<i>Place of Assembly</i>	✓
<i>Place of Entertainment</i>	✓
<i>Place of Worship</i>	✓
<i>Private Club</i>	✓
<i>Restaurant</i>	✓
<i>Retail Store</i>	✓
<i>Seniors Retirement Home</i>	✓
<i>Sales, Service and Repair Shop</i>	✓
<i>School</i>	✓
<i>Stormwater Management Facility</i>	✓
<i>Training Facility</i>	✓

- c. No person shall, within any UC Zone, use any land, or erect, alter, enlarge, use or maintain any building or structure for any use other in accordance with the standards contained in Table 2, the additional provisions in subsections e) and f), the General Provisions contained in Section 4 and the Parking, Loading & Delivery Standards contained in Section 5.
- d. Notwithstanding section c) back-to-back townhouse dwelling, common element townhouse dwelling, freehold townhouse dwelling, townhouse dwelling and stacked townhouse dwelling, shall be subject to the requirements of the Mixed Density Residential “RMD” zone as set out in Section 2.

TABLE 2: Provisions for the UC Zone

	ZONES
STANDARD	UC
<i>Lot Area (Minima):</i>	N/A
<i>Lot Frontages (Minima)</i>	Nil
<i>Building Area (Maximum)</i>	75%
<i>Building Setback (Minimum)</i>	
<i>Front Yard</i>	
Minimum	Nil
Maximum	2m (1)
<i>Exterior Side Yard</i>	
Minimum	Nil
Maximum	2m (1)

Rear Yard (Minima)	6m
Interior Side Yard (Minima)	
From an <i>interior side lot line</i>	1.5m (2)
Building Height	
Minimum	2 storeys
Maximum	12 storeys
Landscaping Area (Minimum)	Nil
Planting Strip Widths (Minima):	
Along an <i>interior side lot line</i>	1.5m
Along a <i>rear lot line</i>	3m
Planting Strip Location	(3) (4)
Driveway Setbacks (Minima)	
From a <i>lot line</i> abutting a Residential Zone	1.5m
From any other <i>lot line</i>	
Parking Space Setback (Minima)	
From any <i>lot line</i> abutting a Residential zone	3m (5)
From any other <i>lot line</i>	1.5m (5)

Footnotes for Table 2

- (1) A maximum of 25% of the *building face* can have a greater *yard*.
 - (2) Except no *interior side yard* is required where abutting lots share an above grade common wall.
 - (3) A *planting strip* shall be required along any portion of a *rear lot line* and any portion of an *interior side lot line* which abuts the Mixed Density Residential “RMD” Zone.
 - (4) A planting strip shall be required along each street line adjacent to a *parking area*.
 - (5) Parking is only permitted in the *rear yard*, or underground, or within a *parking garage*.
- e. The following additional provisions apply to *apartment buildings* and *mixed use buildings*.
- i. The minimum separation distance between buildings that are 6 storeys or less that face each other with windows on the facing walls shall be 15 metres.
 - ii. The minimum separation between a building and an internal *driveway* shall be 3.0 metres.
 - iii. The minimum separation distance between the tower portions of *apartment buildings* and *mixed*

- use buildings* that face each other with windows on the facing walls shall be 25 metres.
- iv. The minimum setback of the tower component of an *apartment building* and *mixed use building* shall be 12.5 metres to a property line that is not the street.
 - v. The maximum size of the floor plate of a tower component of an *apartment buildings* and *mixed use buildings* above a podium shall be 750 m².
 - vi. In no case shall a parking area be permitted between a building and the front lot line.
 - vii. The maximum building length facing the front lot line shall be 60 meters.
 - viii. The minimum height of the *first storey* for all non-residential uses shall be 3.5 metres.
 - ix. Where buildings are 8 storeys or more in height, a podium shall be provided and the tower portion of the building shall be set back a minimum of 3 metres from the outer edge of the exterior wall of the podium. Podiums shall have a minimum height of 3 storeys and a maximum height of 6 storeys.
 - x. Where the rear yard of a lot containing a building abuts a lot in the Mixed Density Residential “RMD” the building height above 12 metres shall be limited by a 45-degree angular plane measured from a height of 12 metres from finished grade at the 7.5 metre setback from an adjoining Mixed Density Residential “RMD”.
 - xi. Where the side yard of a lot containing a building abuts a lot in the Mixed Density Residential “RMD”, the building height above 12 metres shall be limited by a 45-degree angular plane measured from a height of 12 metres from finished grade at the 3 metre setback from an adjoining Mixed Density Residential “RMD”.
 - xii. The minimum depth of a balcony shall be 1.2 m.
 - xiii. A minimum common amenity space of 5m per dwelling unit shall be provided.
- f. The following additional provisions apply to commercial uses, including those within mixed use buildings.
- i. The maximum elevation of the floor of the *first storey* above *finished grade* at the primary entrance door shall be 0.3 metres.
 - ii. In no case shall a parking area be permitted between a building and the front lot line.
3. No person shall, within any Mixed Density Residential “RMD” Zone or Multiple Residential “RM” Zone use any land, or erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in Table 3 and in accordance with the standards contained in Table 4 and 5, the General Provisions contained in Section 4 and the Parking, Loading & Delivery Standards contained in Section 5.

TABLE 3: Permitted Uses for the RMD and RM Zone

USE	ZONE	
	RMD	RM
<i>Additional Residential Unit</i>	✓	✓
<i>Bed and Breakfast Establishments</i>	✓ (2)	
<i>Building, Apartment</i>		✓
<i>Community Centre</i>	✓	
<i>Day Care, Private Home</i>	✓	✓
<i>Dwelling, Detached</i>	✓	
<i>Dwelling, Semi Detached</i>	✓	
<i>Dwelling, Townhouse</i>	✓	✓
<i>Dwelling, Stacked Townhouse</i>	✓	✓
<i>Dwelling, Back-to-Back Townhouse</i>	✓	✓
<i>Dwelling, Back-to Back Stacked Townhouse</i>		✓
<i>Home Occupation</i>	✓ (1)	✓ (1)
<i>Library</i>	✓	
<i>Long-Term Care Facility</i>		✓
<i>Park</i>	✓	✓
<i>School</i>	✓	✓
<i>Seniors Retirement Facility</i>		✓
<i>Stormwater Management Facility</i>	✓	✓

Footnotes for Table 3

- (1) No more than 6 students are permitted in any one lesson for a *home occupation* involving the instruction of a craft or skill.
- (2) Must comply with the Provisions of Section 4.5 Bed and Breakfast Establishments and Country Inns and Section 5.2.2 Residential Parking Requirements.

TABLE 4: Provisions for the RMD Zones

STANDARD	Detached	Semi-Detached	Street Townhouse	Stacked Townhouse	Back-to-Back Townhouse
<i>Lot Areas (Minima, per dwelling unit):</i>	224m ²	190m ²	150m ²	Nil	75m ²
<i>Lot Frontages (Minima)</i>				30m	
<i>Corner Lot, per dwelling unit</i>	11m	9.75m	9m		8.5m
<i>Other Lots, per dwelling unit</i>	8 m	6.75m	6m		5.5m
<i>Building Area (Maximum)</i>	50%	55%	65%	Nil	Nil
<i>Outdoor Amenity Area (Minima)</i>	40m ²	30m ²	30m ²	8m ² (per unit)	8m ² (per unit)
<i>Yards:</i>					
<i>Front Yard (Minima)</i>					
<i>Front wall of attached private garage</i>	6m	6m	6m	6m	6m
<i>Front wall of main building</i>	4.5m	4.5m	3m	3m	3m

Exterior Side Yard (Minimum)	3m	3m	3m	3m	3m
Rear Yard (Minimum)	6m (1)	6m (1)	6m (1)	6m	Nil
Interior Side Yards (Minima)	1.2m and 0.6m	1m (2)	1.2m (2)	1.8m (2)	1.5m (2)
Building Heights (Maxima)	12.5m	12.5m	12.5m	14m	12.5m
Landscape Area (Minimum)	35%	35%	25%	25% (3)	25%(3)

Footnotes for Table 4

- (1) Except 1.5 m to a garage abutting a rear lane with a minimum of 5 metres between the detached garage and the dwelling unit.
- (2) Except no interior side yard is required where abutting lots share an above grade common wall.
- (3) Applies to front yard only.

TABLE 5: Provisions for the RM Zones

STANDARD	Street Townhouse	Stacked Townhouse	Back-to-Back Townhouse	Back-to Back Stacked Townhouse	Apartment Building
Lot Areas (Minima, per dwelling unit):	150m ²	Nil	75m ²	Nil	Nil
Lot Frontages (Minima)		30m		30m	Nil
<i>Corner Lot, per dwelling unit</i>	9m		8.5m		
<i>Other Lots, per dwelling unit</i>	6m		5.5m		
Building Area (Maximum)	65%	Nil	Nil	Nil	Nil
Outdoor Amenity Area (Minima)	30m ²	8m ² (per unit)	8m ² (per unit)	8m ² (per unit)	Nil
Yards:					
Front Yard (Minima)					3m
Front wall of attached private garage	6m	6m	6m	6m	
Front wall of main building	3m	3m	3m	3m	
Exterior Side Yard (Minimum)	3m	3m	3m	3m	3m
Rear Yard (Minimum)	6m (1)	6m	Nil	Nil	6m
Interior Side Yards (Minima)	1.2m (2)	1.8m (2)	1.5m (2)	1.8m (2)	6m

Building Heights (Maxima)	12.5m	14m	12.5m	14m	6 storeys
Landscape Area (Minimum)	25%	25% (3)	25%(3)	25%(3)	25%

Footnotes for Table 5

- (1) Except 1.5 m to a garage abutting a rear lane with a minimum of 5 metres between the detached garage and the dwelling unit.
- (2) Except no interior side yard is required where abutting lots share an above grade common wall.
- (3) Applies to front yard only.
4. The following definitions apply:
- i. **Angular Plane** means an imaginary, angled plane extending above the entirety of a lot through which no portion of a building or structure can encroach in order to limit impacts of the building on adjacent areas. The location, angle, and height of the angular plane shall apply as identified in the applicable zone category.
 - ii. **Dwelling, Stacked Townhouse** Means a building containing more than 4 dwelling units, each dwelling unit being separated from the other vertically and horizontally and each dwelling unit having a private entrance from outside.
 - iii. **Dwelling, Back to Back Stacked Townhouse** means a building containing more than six dwelling units, where dwelling units are separated from the each other through a combination of vertically including a common rear wall and horizontally common walls and whereby each dwelling unit has an independent entrance either directly from the outside or through a common vestibule but does not include a common corridor system.
 - iv. **Podium** means the base of an apartment dwelling or mixed use building consisting of a base and a point tower above the base where the base differs from the point tower by being wider in length or width, or both.
 - v. **Tower** means the portion of an apartment dwelling or mixed use building above the podium of the building.
 - vi. **Outdoor Amenity Space** means outdoor space including a *balcony* or a roof area that is for the exclusive use of the occupants of a dwelling unit for their personal recreational or social activities.
5. Schedule “A”, Zone Map 3 of By-law 2006-50, as amended is further amended for the lands bound by Healey Road to the north, Humber Station Road to the east, the proposed Highway 413 to the south and The Gore Road, and the Greenbelt Plan to the west within the Town of Caledon, Regional Municipality of Peel, from Agricultural “A1”, Environmental Policy Area 2 “EPA2” and Rural Residential “RR” Zones to Urban Corridor – Holding DD “UC-H-DD”, Environmental Policy Area 2 “EPA2”, Mixed Density Residential – Exception – AAA – Holding DD “RMD – AAA – H-DD”, and Multiple Residential – Exception – BBB – Holding DD “RM- BBB – H-DD” zones in accordance with Schedule “A” attached hereto.
6. Notwithstanding any other provisions of by-law 2006-50, the preceding provisions shall apply to the lands as shown on Schedule “A” of this By-law 2024-XXXX. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands.
7. A holding provision (H) shall apply to the lands shown on Schedule “A” to this By-law and shall not be lifted until the following conditions have been met:
- a) A subdivision agreement or a site plan agreement (as applicable)

between the landowner and the Town has been executed, including but limited to a determination of the limits and extent of the Environmental Policy Area zone, as described in the note on Schedule “A” to this By-law;

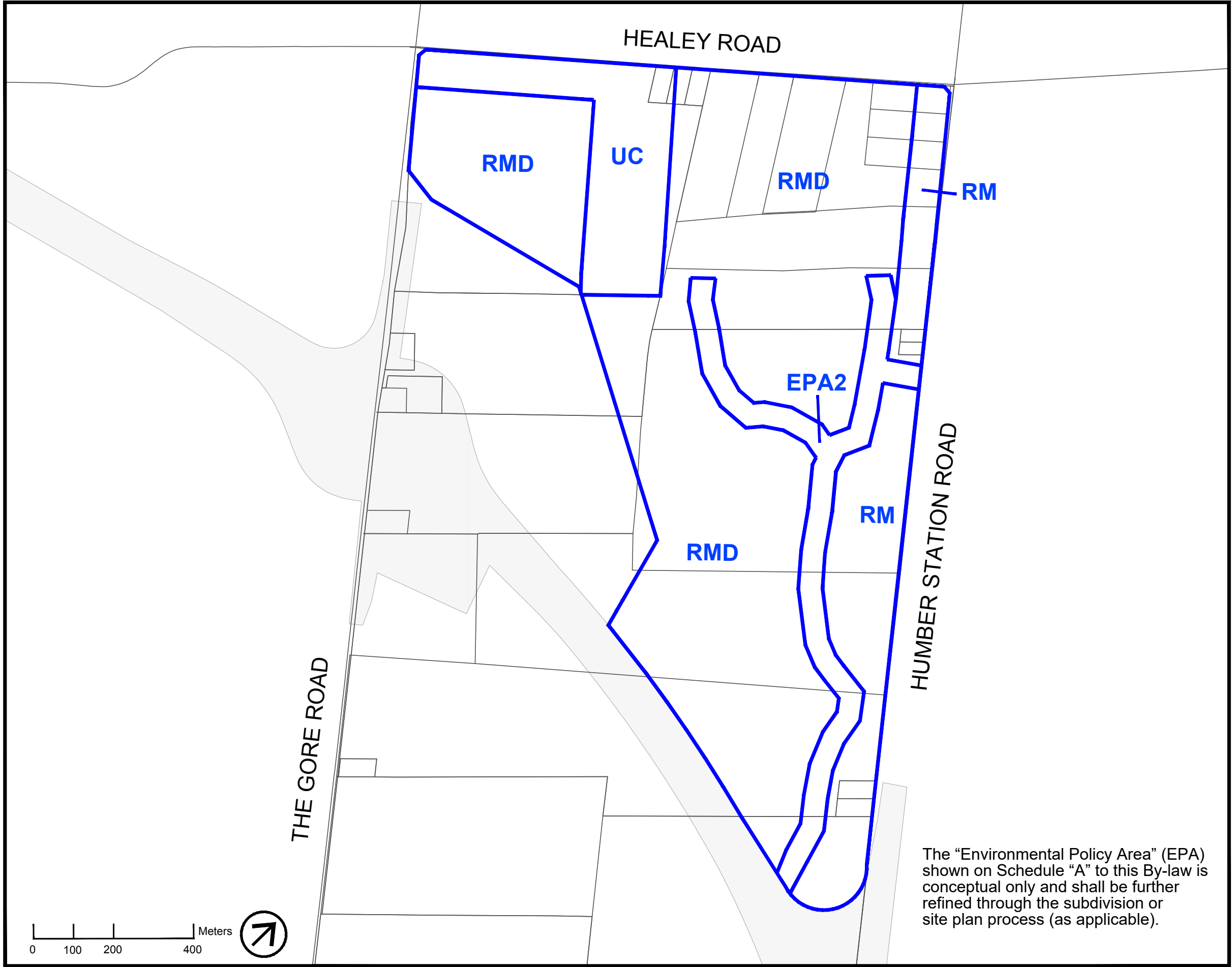
- 8. Pursuant to subsections 24(2) and 24(2.1) of the of the *Planning Act*, this By-law shall only come into full force and effect upon Official Plan Amendment No. coming into full force and effect.

Read three times and finally passed in open Council on the [XX] day of [XXXXXX], 2024.

Annette Groves, Mayor

Kevin Klingenberg, Clerk



DRAFT



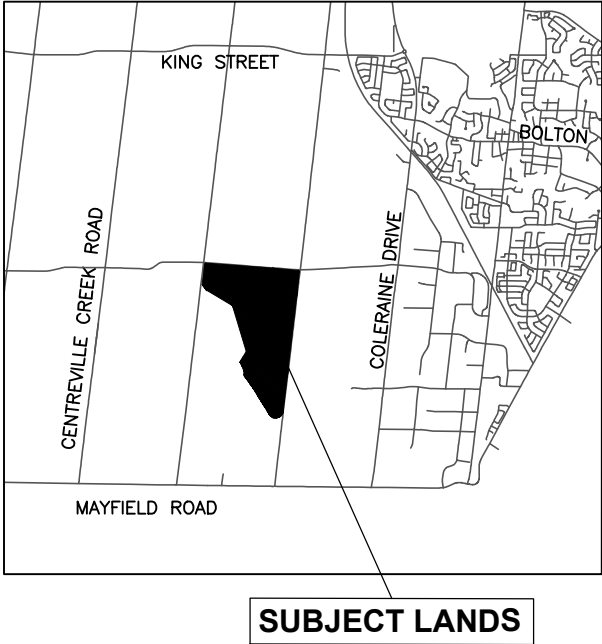
Schedule A
By-law 2024-XXX

Lands bound by Healey Road to the north, Humber Station Road to the east, Mayfield Road to the south and The Gore Road, and the Greenbelt Plan to the west.

Legend

-  Lands to be rezoned to the zones identified on this Schedule
-  Proposed Highway 413 Overlay

Key Map



Date: March 11, 2024

File: XXX

A6

**THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2024-XXXX**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to all of Lots 11 and 12, Concession 4 (ALB), Part of Lot 13, Concession 4 (ALB), and Part of Lots 11, 12 and 13, Concession 5 (ALB), Town of Caledon, Regional Municipality of Peel.

WHEREAS Section 34 of the Planning Act, as amended, permits the councils of local municipalities to pass zoning by-laws for prohibiting the use of land or the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law;

AND WHEREAS the Council of The Corporation of the Town of Caledon considers it desirable to pass a zoning by-law to permit the use of all of Lots 11 and 12, Concession 4 (ALB), Part of Lot 13, Concession 4 (ALB), and Part of Lots 11, 12 and 13, Concession 5 (ALB) Town of Caledon, Regional Municipality of Peel, for mixed use purposes.

NOW THEREFORE the Council of The Corporation of the Town of Caledon enacts that By-law 2006-50 as amended, being the Comprehensive Zoning By-law for the Town of Caledon, shall be and is hereby amended as follows:

- 1. By adding the following subsections to Section 13 – EXCEPTIONS.
 - 1.1 Notwithstanding any other provisions of by-law 2006-50, the following provisions shall apply to the lands as shown on Schedule “A” of this By-law 2024-XXXX. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.
 - 1.2 The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RMD	AAA	<p>Additional Permitted Uses:</p> <ul style="list-style-type: none"> - Amusement Arcade - Animal Hospital - Art Gallery - Artist Studio and Gallery - Automotive Store - Bakery - Building, Apartment - Building, Apartment, Senior Citizens - Building, Mixed Use - Business Office - Clinic - Conference Centre - Convenience Store - Cultural Centre - Day Nursery - Department Store - Dry Cleaning or Laundry Outlet - Dwelling, Back-to-Back Townhouse - Dwelling, Detached, Rear-Lane - Dwelling, Semi-Detached, Rear-Lane - Dwelling, Stacked Townhouse - Dwelling, Townhouse, Rear-Lane - Farmers Market - Financial Institution - Fitness Centre - Funeral Home - Furniture Showroom - Grocery Store - Home Improvement Centre - Home Occupation - Hotel - Laboratory, Medical - Laundromat - Live-Work Unit - Long-Term Care Facility - Medical Centre - Merchandise Service Shop - Mixed Use Building - Museum - Non-market Housing - Outdoor Seasonal Garden Centre, Accessory - Outdoor Display or Sales Area, Accessory - Patio, Outdoor - Parking Area, Commercial - Parking Garage - Personal Service Shop - Pharmacy - Place of Assembly - Place of Entertainment - Place of Worship - Printing and Processing Service Shop 	<p>1.0 DEFINITIONS</p> <p>Amenity Space For the purposes of this zone, means an outdoor area used exclusively for the enjoyment of the outdoor environment and may include landscaped areas, patios, porches, privacy areas, balconies, terraces, decks and similar areas.</p> <p>Dwelling, Back-to-Back Townhouse For the purpose of this zone, <i>Back-to-Back</i> means a <i>building</i> divided vertically both above and below grade into two or more residential <i>dwelling units</i>. Each such unit must have an independent entrance directly from outside the <i>building</i> and must share at least one side wall and one rear wall with adjacent <i>dwelling units</i>.</p> <p>Dwelling, Rear-Lane For the purposes of this zone, means a <i>dwelling</i> with a <i>driveway</i> access to a private or public <i>street</i> or <i>Lane</i> adjacent to the <i>rear lot line</i>.</p> <p>Dwelling, Stacked Townhouse For the purposes of this zone, means a building containing four or more <i>dwelling units</i> in which each <i>dwelling unit</i> is divided both horizontally and vertically from another <i>dwelling unit</i> by a common wall;</p> <p>Lot Depth For the purposes of this zone, means the shortest horizontal distance between the <i>front lot line</i> and the <i>rear lot line</i>.</p> <p>Lot Line, Front For the purposes of this zone, where a lot contains a <i>Rear-Lane dwelling</i>, the <i>Front Lot Line</i> shall be the <i>lot line</i> opposite to the <i>lot line</i> traversed by a <i>driveway</i>.</p> <p>Non-Market Housing means affordable housing that is owned or subsidized by government, a non-profit society, or a housing cooperative; whereby it is not solely market driven. Examples include transitional housing, emergency housing and rent-gearred-to-income housing.</p> <p>2.0 REGULATIONS</p> <p>Access Regulations Notwithstanding Section 4.3.1, a <i>rear-lane dwelling</i> and associated accessory structures may be erected on a <i>lot</i> without frontage and access to a public or private <i>street</i>, provided driveway access to the rear lot line is available from a public or private <i>street</i> or <i>Lane</i>.</p> <p>For the purposes of this zone, Sections 4.3.3 (minimum <i>entrance setback</i>) and 4.3.4 (minimum <i>entrance separation</i>) shall not apply.</p> <p>Accessory Building Location: For the purpose of this zone, any <i>accessory building</i>, not including a detached <i>garage</i> shall</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards												
		<ul style="list-style-type: none">- Private Club- Recreation, Non-Intensive- Research Establishment- Restaurant- Retail Store- Retail Store, Accessory- Sales, Service and Repair Shop- Seniors Retirement Facility- Shopping Centre- Supermarket- Training Facility- Veterinary Hospital- Video Outlet/Rental Store- Wellness Centre	<p>be located a minimum of 0.6m from any lot line.</p> <p>Air Conditioners and Heat Pumps Air Conditioners and Heat Pumps are permitted in all yards provided where an Air Conditioner or Heat Pump is located in a Front Yard or Exterior Side Yard, it shall be screened from public view or located on a balcony.</p> <p>Detached or Dual Garage For the purpose of this zone, a detached or dual garage with driveway access to a lane shall:</p> <ul style="list-style-type: none">a) i Comply with the minimum yard requirements of the lot, except in the case of a dual garage, or portion thereof, no minimum side yard requirement shall apply where a dual garage is divided vertically into 2 separate private garages on a lot line.b) Not be subject to Section 4.2.2c) Not exceed the Building Height of the main building on the lot. <p>Model Homes Notwithstanding Section 4.24 (Model Homes and Temporary Sales Structures), for the purposes of this zone:</p> <ul style="list-style-type: none">a) a maximum of ten (10) dry or serviced model homes shall be permitted on lands with draft plan approval.b) Any number of temporary sales structures may be located on lands which are the subject of a draft approved plan of subdivision subject to Subsections 4.24.5 a), b), and c). <p>Private, Garage The minimum dimensions of a double car garage accommodating 2 parking spaces shall be 5.5m in width and 5.8m in length.</p> <p>Residential Parking Requirements Notwithstanding Section 5.2.2, no visitor parking spaces are required for back-to-back dwellings having frontage on a public street.</p> <p>Sight Triangles Notwithstanding Section 4.38.2 (Sight Triangles) no sight triangle shall be required where a curved or triangular area of land abutting a corner lot has been incorporated into the public right-of-way. No minimum yard or setback is required from a lot line abutting such curved or triangular area of land.</p> <p>Size of Parking Spaces For the purpose of this zone, the minimum size of a parking space shall be 2.75m in width and 5.8m in length.</p> <p>3.0 ZONE STANDARDS</p> <p>3.1 ZONE STANDARDS For a Dwelling, Detached and Dwelling, and Detached, Rear-Lane</p> <table><tr><td>Lot Area (minimum)</td><td>N/A</td></tr><tr><td>Lot Frontage (minimum)</td><td></td></tr><tr><td> Dwelling, Detached:</td><td>9m</td></tr><tr><td> Dwelling, Detached, Rear-Lane:</td><td>7.8m</td></tr><tr><td>Building Area (maximum):</td><td>N/A</td></tr><tr><td>Backyard Amenity Area (minimum):</td><td>nil</td></tr></table>	Lot Area (minimum)	N/A	Lot Frontage (minimum)		Dwelling, Detached:	9m	Dwelling, Detached, Rear-Lane:	7.8m	Building Area (maximum):	N/A	Backyard Amenity Area (minimum):	nil
Lot Area (minimum)	N/A														
Lot Frontage (minimum)															
Dwelling, Detached:	9m														
Dwelling, Detached, Rear-Lane:	7.8m														
Building Area (maximum):	N/A														
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Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Front Yard (minimum)</p> <p>Front wall of attached <i>private garage</i>: 5.5m Front wall of <i>main building</i>: 2.5m</p> <p>Exterior Side Yard (minimum):</p> <p>To a <i>private garage</i> facing an <i>exterior side lot line</i>: 5.5m To a <i>main building</i>: 2.0m</p> <p>Exterior Side Yard abutting a Lane (minimum)</p> <p>To a <i>private garage</i> facing an <i>exterior side lot line</i>: 5.5m To a <i>main building</i>: 1.2m</p> <p>Rear Yard (minimum)</p> <p>For lots with a <i>lot depth</i> of 20m or greater: 6.0m For lots with a <i>lot depth</i> less than 20m: 4.7m To the side wall of a <i>private garage</i>: 0.6m For a <i>Dwelling, Detached, Rear-Lane</i> abutting a <i>Lane</i>: nil For a <i>Dwelling, Detached, Rear-Lane</i> abutting a <i>Street</i>: To an attached <i>private garage</i>: 5.5m To a <i>main building</i>: 2.5m</p> <p>Interior Side Yard (minimum):</p> <p>One side: 0.6m Other side: 1.2m Abutting a non-residential land use: 1.2m</p> <p>Building Height (maximum) 14m Landscape Area (minimum) N/A</p> <p>3.2 PERMITTED ENCROACHMENTS for Dwelling, Detached and Dwelling, and Detached, Rear-Lane</p> <p>The Permitted Encroachments in the Residential Two-Exception 614 (R2-614) zone of the Zoning By-Law apply to the uses, buildings and structures permitted in this zone, in addition to the following:</p> <p>a) a required third floor egress balcony may project a maximum of 1.0 m beyond the building into a rear yard, a rear yard backing onto a lane, exterior side yard and/or front yard;</p> <p>b) the maximum encroachment for decks greater than or equal to 0.75 m in height is 0.5 m into a required parking space in a private garage.</p> <p>c) the maximum encroachment for covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a deck is 0.5 m into a required parking space in a private garage.</p> <p>d) rear yard projections up to a maximum of 60% of lot width are permitted to encroach up to 3.5 m into the required rear yard.</p> <p>e) one garage step may encroach into minimum parking size</p> <p>f) Covered or uncovered Porch, Canopy or Portico, may encroach 2.0 m into required front yard, 2.5m into a required rear yard, 1.5m into a required exterior side yard, and 0.6m into a required interior side yard, provided a minimum setback of 0.6m is maintained to an interior side yard lot line.</p> <p>g) porch and deck steps may encroach up to 0.5 m from front lot line</p> <p>h) deck in rear yard may encroach up to 1.2 m from lot line</p> <p>i) upper decks, terraces, balconies may encroach a distance equal to the minimum yards of the main dwelling and equal to the permitted porch encroachment in front yard.</p> <p>j) fireplaces may encroach maximum 1.2 m into the rear yard</p>

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			<p>and 0.6 m into the required side yard or 50% of the minimum required side yard provided a minimum setback of 0.6 m is maintained to an interior side yard lot line.</p> <p>3.3 ZONE STANDARDS For a Dwelling, Semi-Detached, Dwelling, Semi-Detached, Rear-Lane, and Dwelling, Semi-Detached, Back-to-Back :</p> <table><tr><td>Lot Area (minimum)</td><td>N/A</td></tr><tr><td>Lot Frontage (minimum)</td><td></td></tr><tr><td> <i>Interior Lot:</i></td><td>5m</td></tr><tr><td> <i>Corner Lot:</i></td><td>6.5m</td></tr><tr><td>Building Area (maximum):</td><td>N/A</td></tr><tr><td>Backyard Amenity Area (minimum):</td><td>nil</td></tr><tr><td>Front Yard (minimum)</td><td></td></tr><tr><td> Front wall of attached <i>private garage</i>:</td><td>5.5m</td></tr><tr><td> Front wall of <i>main building</i>:</td><td>2.5m</td></tr><tr><td>Exterior Side Yard (minimum):</td><td></td></tr><tr><td> To a <i>private garage</i> facing an <i>exterior side lot line</i>:</td><td>5.5m</td></tr><tr><td> To a <i>main building</i>:</td><td>2.0m</td></tr><tr><td>Exterior Side Yard abutting a Lane (minimum)</td><td></td></tr><tr><td> To a <i>private garage</i> facing an <i>exterior side lot line</i>:</td><td>5.5m</td></tr><tr><td> To a <i>main building</i>:</td><td>1.2m</td></tr><tr><td>Rear Yard (minimum)</td><td></td></tr><tr><td>Dwelling, Semi-Detached, Back-to-Back</td><td>nil</td></tr><tr><td>To a <i>main building</i>:</td><td>6.0m</td></tr><tr><td>To the side wall of a <i>private garage</i>:</td><td>0.6m</td></tr><tr><td>For a <i>Dwelling, Semi-Detached, Rear-Lane</i> abutting a <i>Lane</i>:</td><td>nil</td></tr><tr><td>For a <i>Dwelling, Semi-Detached, Rear-Lane</i> abutting a <i>Street</i>:</td><td></td></tr><tr><td> To an attached <i>private garage</i>:</td><td>5.5m</td></tr><tr><td> To a <i>main building</i>:</td><td>2.5m</td></tr><tr><td>Interior Side Yard (minimum):</td><td></td></tr><tr><td> To a <i>main building</i>:</td><td>0.9m</td></tr><tr><td> Between attached <i>dwelling units</i>:</td><td>nil</td></tr><tr><td> Abutting a non-residential land use:</td><td>1.2m</td></tr><tr><td>Building Height (maximum)</td><td>14m</td></tr><tr><td>Landscape Area (minimum)</td><td>N/A</td></tr></table> <p>3.4 PERMITTED ENCROACHMENTS for Dwelling, Semi-Detached, Dwelling, Semi-Detached, Rear-Lane, and Dwelling, Semi-Detached, Back-to-Back:</p> <p>The Permitted Encroachments in the Residential Two-Exception 614 (R2-614) zone of the Zoning By-Law apply to the uses, buildings and structures permitted in this zone, in addition to the following</p> <p>a) a required third floor egress balcony may project a maximum of 1.0 m beyond the building into a rear yard, a rear yard backing onto a lane, exterior side yard and/or front yard;</p> <p>b) the maximum encroachment for decks greater than or equal to 0.75 m in height is 0.5 m into a required parking space in a private garage.</p> <p>c) the maximum encroachment for covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a deck is 0.5 m into a required parking space in a private garage.</p> <p>d) rear yard projections up to a maximum of 60% of lot width are permitted to encroach up to 3.5 m into the required rear yard.</p> <p>e) one garage step may encroach into minimum parking size</p>	Lot Area (minimum)	N/A	Lot Frontage (minimum)		<i>Interior Lot:</i>	5m	<i>Corner Lot:</i>	6.5m	Building Area (maximum):	N/A	Backyard Amenity Area (minimum):	nil	Front Yard (minimum)		Front wall of attached <i>private garage</i> :	5.5m	Front wall of <i>main building</i> :	2.5m	Exterior Side Yard (minimum):		To a <i>private garage</i> facing an <i>exterior side lot line</i> :	5.5m	To a <i>main building</i> :	2.0m	Exterior Side Yard abutting a Lane (minimum)		To a <i>private garage</i> facing an <i>exterior side lot line</i> :	5.5m	To a <i>main building</i> :	1.2m	Rear Yard (minimum)		Dwelling, Semi-Detached, Back-to-Back	nil	To a <i>main building</i> :	6.0m	To the side wall of a <i>private garage</i> :	0.6m	For a <i>Dwelling, Semi-Detached, Rear-Lane</i> abutting a <i>Lane</i> :	nil	For a <i>Dwelling, Semi-Detached, Rear-Lane</i> abutting a <i>Street</i> :		To an attached <i>private garage</i> :	5.5m	To a <i>main building</i> :	2.5m	Interior Side Yard (minimum):		To a <i>main building</i> :	0.9m	Between attached <i>dwelling units</i> :	nil	Abutting a non-residential land use:	1.2m	Building Height (maximum)	14m	Landscape Area (minimum)	N/A
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Lot Area (minimum)	N/A																																																				
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Driveway Width (minimum)	2.75m																																																				

Zone Prefix	Exception Number	Permitted Uses	Special Standards																																																		
			<p>d) an air conditioner or heat pump is permitted in the front yard of a Dwelling, Townhouse, Back-to-Back, provided it is screened from public view or located on a balcony.</p> <p>e) one garage step may encroach into minimum parking size</p> <p>f) Covered or uncovered Porch, Canopy or Portico, may encroach 2.0 m into required front yard, 2.5m into a required rear yard, 1.5m into a required exterior side yard, and 0.6m into a required interior side yard, provided a minimum setback of 0.6m is maintained to an interior side yard lot line.</p> <p>g) porch and deck steps may encroach up to 0.5 m from front lot line</p> <p>h) deck in rear yard may encroach up to 1.2 m from lot line</p> <p>i) upper decks, terraces, balconies may encroach a distance equal to the minimum yards of the main dwelling and equal to the permitted porch encroachment in front yard.</p> <p>j) fireplaces may encroach maximum 1.2 m into the rear yard and 0.6 m into the required side yard or 50% of the minimum required side yard provided a minimum setback of 0.6 m is maintained to an interior side yard lot line.</p> <p>k) rear yard projections of one storey with foundation may encroach a maximum of 2.0 m into the rear yard for 50% of the lot frontage.</p> <p>3.7 ZONE STANDARDS For a <i>Dwelling, Townhouse, Rear-Lane</i>:</p> <table><tr><td>Lot Area (minimum)</td><td>N/A</td></tr><tr><td>Lot Frontage (minimum)</td><td></td></tr><tr><td> <i>Interior Lot:</i></td><td>4.0m</td></tr><tr><td> <i>End Lot or Corner Lot:</i></td><td>5.5m</td></tr><tr><td>Building Area (maximum):</td><td>N/A</td></tr><tr><td>Backyard Amenity Area (minimum):</td><td>nil</td></tr><tr><td>Front Yard (minimum):</td><td>2m</td></tr><tr><td>Exterior Side Yard (minimum):</td><td>2m</td></tr><tr><td>Exterior Side Yard abutting a Lane (minimum)</td><td>1.2m</td></tr><tr><td>Rear Yard (minimum)</td><td></td></tr><tr><td> For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Lane</i>:</td><td>0.5m</td></tr><tr><td> For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Street</i>:</td><td></td></tr><tr><td> To an attached <i>private garage</i>:</td><td>5.5m</td></tr><tr><td> To a <i>main building</i>:</td><td>2.5m</td></tr><tr><td>Interior Side Yard (minimum):</td><td></td></tr><tr><td> To a <i>main building</i>:</td><td>1.5m</td></tr><tr><td> Between attached <i>dwelling units</i>:</td><td>nil</td></tr><tr><td> Between attached <i>private garages</i>:</td><td>nil</td></tr><tr><td> Abutting a non-residential land use:</td><td>1.2m</td></tr><tr><td>Building Height (maximum)</td><td>14m</td></tr><tr><td>Landscape Area (minimum)</td><td>N/A</td></tr><tr><td>Driveway Width (minimum)</td><td>2.75m</td></tr><tr><td>Parking Requirements (minimum):</td><td></td></tr><tr><td> 1.0 <i>parking space</i> per <i>dwelling unit</i></td><td></td></tr><tr><td>Amenity Space (minimum):</td><td>3.5m² per <i>dwelling unit</i></td></tr></table> <p>3.8 PERMITTED ENCROACHMENTS for Dwelling, Townhouse, Rear Lane</p> <p>The Permitted Encroachments in the Townhouse Residential -Exception 615 (RT-615) zone of the Zoning By-Law apply to the uses, buildings and structures permitted in this zone, in addition to the following</p> <p>a) a required third floor egress balcony may project a</p>	Lot Area (minimum)	N/A	Lot Frontage (minimum)		<i>Interior Lot:</i>	4.0m	<i>End Lot or Corner Lot:</i>	5.5m	Building Area (maximum):	N/A	Backyard Amenity Area (minimum):	nil	Front Yard (minimum):	2m	Exterior Side Yard (minimum):	2m	Exterior Side Yard abutting a Lane (minimum)	1.2m	Rear Yard (minimum)		For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Lane</i> :	0.5m	For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Street</i> :		To an attached <i>private garage</i> :	5.5m	To a <i>main building</i> :	2.5m	Interior Side Yard (minimum):		To a <i>main building</i> :	1.5m	Between attached <i>dwelling units</i> :	nil	Between attached <i>private garages</i> :	nil	Abutting a non-residential land use:	1.2m	Building Height (maximum)	14m	Landscape Area (minimum)	N/A	Driveway Width (minimum)	2.75m	Parking Requirements (minimum):		1.0 <i>parking space</i> per <i>dwelling unit</i>		Amenity Space (minimum):	3.5m² per <i>dwelling unit</i>
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Zone Prefix	Exception Number	Permitted Uses	Special Standards																																																						
			<p>maximum of 1.0 m beyond the building into a rear yard, a rear yard backing onto a lane, exterior side yard and/or front yard;</p> <p>b) the maximum encroachment for decks greater than or equal to 0.75 m in height is 0.5 m into a required parking space in a private garage.</p> <p>c) the maximum encroachment for covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a deck is 0.5 m into a required parking space in a private garage.</p> <p>d) an air conditioner or heat pump is permitted in the front yard of a Dwelling, Townhouse, Back-to-Back, provided it is screened from public view or located on a balcony.</p> <p>e) one garage step may encroach into minimum parking size</p> <p>f) Covered or uncovered Porch, Canopy or Portico, may encroach 2.0 m into required front yard, 2.5m into a required rear yard, 1.5m into a required exterior side yard, and 0.6m into a required interior side yard, provided a minimum setback of 0.6m is maintained to an interior side yard lot line.</p> <p>g) porch and deck steps may encroach up to 0.5 m from front lot line</p> <p>h) deck in rear yard may encroach up to 1.2 m from lot line</p> <p>i) upper decks, terraces, balconies may encroach a distance equal to the minimum yards of the main dwelling and equal to the permitted porch encroachment in front yard.</p> <p>j) fireplaces may encroach maximum 1.2 m into the rear yard and 0.6 m into the required side yard or 50% of the minimum required side yard provided a minimum setback of 0.6 m is maintained to an interior side yard lot line.</p> <p>3.9 ZONE STANDARDS For a Dwelling, Back-to-Back Townhouse:</p> <table><tr><td>Lot Area (minimum)</td><td>N/A</td></tr><tr><td>Lot Frontage (minimum)</td><td></td></tr><tr><td> <i>Interior Lot:</i></td><td>5.5m</td></tr><tr><td> <i>End Lot or Corner Lot:</i></td><td>6.7m</td></tr><tr><td>Building Area (maximum):</td><td>N/A</td></tr><tr><td>Backyard Amenity Area (minimum):</td><td>nil</td></tr><tr><td>Front Yard (minimum)</td><td></td></tr><tr><td> Front wall of attached <i>private garage</i>:</td><td>5.5m</td></tr><tr><td> Front wall of <i>main building</i>:</td><td>2.5m</td></tr><tr><td>Exterior Side Yard (minimum):</td><td>2.0m</td></tr><tr><td>Exterior Side Yard abutting a Lane (minimum)</td><td></td></tr><tr><td> To a <i>private garage</i> facing an <i>exterior side lot line</i>:</td><td>5.5m</td></tr><tr><td> To a <i>main building</i>:</td><td>1.2m</td></tr><tr><td>Rear Yard (minimum)</td><td>nil</td></tr><tr><td>Interior Side Yard (minimum):</td><td></td></tr><tr><td> To a <i>main building</i>:</td><td>1.5m</td></tr><tr><td> Between attached <i>dwelling units</i>:</td><td>nil</td></tr><tr><td> Abutting a non-residential land use:</td><td>1.2m</td></tr><tr><td>Building Height (maximum)</td><td>14m</td></tr><tr><td>Landscape Area (minimum)</td><td>N/A</td></tr><tr><td>Driveway Width (minimum)</td><td>2.75m</td></tr><tr><td>Parking Requirements (minimum):</td><td></td></tr><tr><td> 1.0 <i>parking space</i> per <i>dwelling unit</i></td><td></td></tr><tr><td>Contiguous Dwelling Units (maximum):</td><td>16</td></tr><tr><td>Dimensions of a Contiguous Structure (maximum):</td><td></td></tr><tr><td> 8 <i>dwelling units</i> wide by 2 <i>dwelling units</i> deep</td><td></td></tr><tr><td>Amenity Space (minimum):</td><td>3.5m² per <i>dwelling unit</i></td></tr></table>	Lot Area (minimum)	N/A	Lot Frontage (minimum)		<i>Interior Lot:</i>	5.5m	<i>End Lot or Corner Lot:</i>	6.7m	Building Area (maximum):	N/A	Backyard Amenity Area (minimum):	nil	Front Yard (minimum)		Front wall of attached <i>private garage</i> :	5.5m	Front wall of <i>main building</i> :	2.5m	Exterior Side Yard (minimum):	2.0m	Exterior Side Yard abutting a Lane (minimum)		To a <i>private garage</i> facing an <i>exterior side lot line</i> :	5.5m	To a <i>main building</i> :	1.2m	Rear Yard (minimum)	nil	Interior Side Yard (minimum):		To a <i>main building</i> :	1.5m	Between attached <i>dwelling units</i> :	nil	Abutting a non-residential land use:	1.2m	Building Height (maximum)	14m	Landscape Area (minimum)	N/A	Driveway Width (minimum)	2.75m	Parking Requirements (minimum):		1.0 <i>parking space</i> per <i>dwelling unit</i>		Contiguous Dwelling Units (maximum):	16	Dimensions of a Contiguous Structure (maximum):		8 <i>dwelling units</i> wide by 2 <i>dwelling units</i> deep		Amenity Space (minimum):	3.5m² per <i>dwelling unit</i>
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Zone Prefix	Exception Number	Permitted Uses	Special Standards																										
			<p>3.10 PERMITTED ENCROACHMENTS for Dwelling, Back-to-Back Townhouse</p> <p>The Permitted Encroachments in the Townhouse Residential -Exception 615 (RT-615) zone of the Zoning By-Law apply to the uses, buildings and structures permitted in this zone, in addition to the following:</p> <p>a) a required third floor egress balcony may project a maximum of 1.0 m beyond the building into a rear yard, a rear yard backing onto a lane, exterior side yard and/or front yard;</p> <p>b) the maximum encroachment for decks greater than or equal to 0.75 m in height is 0.5 m into a required parking space in a private garage.</p> <p>c) the maximum encroachment for covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a deck is 0.5 m into a required parking space in a private garage.</p> <p>d) an air conditioner or heat pump is permitted in the front yard of a Dwelling, Townhouse, Back-to-Back, provided it is screened from public view or located on a balcony.</p> <p>e) one garage step may encroach into minimum parking size</p> <p>f) Covered or uncovered Porch, Canopy or Portico, may encroach 2.0 m into required front yard, 2.5m into a required rear yard, 1.5m into a required exterior side yard, and 0.6m into a required interior side yard, provided a minimum setback of 0.6m is maintained to an interior side yard lot line.</p> <p>g) porch and deck steps may encroach up to 0.5 m from front lot line</p> <p>h) upper decks, terraces, balconies may encroach a distance equal to the minimum yards of the main dwelling and equal to the permitted porch encroachment in front yard.</p> <p>i) For units without a private garage, an enclosed garbage structure is permitted in front yard to the depth of the allowable porch encroachment.</p> <p>3.11 ZONE STANDARDS For a Dwelling, Stacked Townhouse:</p> <table><tr><td>Lot Area (minimum)</td><td>nil</td></tr><tr><td>Lot Frontage (minimum)</td><td>nil</td></tr><tr><td>Building Area (maximum):</td><td>N/A</td></tr><tr><td>Backyard Amenity Area (minimum):</td><td>nil</td></tr><tr><td>Front Yard (minimum)</td><td>2.5m</td></tr><tr><td>Exterior Side Yard (minimum):</td><td>2.4m</td></tr><tr><td>Rear Yard (minimum):</td><td>2.4m but 0.5m is permitted to a Lane</td></tr><tr><td>Interior Side Yard (minimum):</td><td>1.5m</td></tr><tr><td>Building Height (maximum)</td><td>Greater of 20 m or 5 storeys</td></tr><tr><td>Landscaped Area (minimum)</td><td>nil</td></tr><tr><td>Parking Requirements (minimum):</td><td></td></tr><tr><td colspan="2">1.15 parking space per dwelling unit, inclusive of visitor or on-street parking, as applicable</td></tr><tr><td>Amenity Space (minimum):</td><td>2m² per dwelling unit</td></tr></table> <p>3.12 PERMITTED ENCROACHMENTS for Dwelling, Stacked Townhouse</p> <p>The Permitted Encroachments in the Townhouse Residential -Exception 615 (RT-615) zone of the Zoning By-Law apply to the uses, buildings and structures permitted in this zone, in addition to the following:</p>	Lot Area (minimum)	nil	Lot Frontage (minimum)	nil	Building Area (maximum):	N/A	Backyard Amenity Area (minimum):	nil	Front Yard (minimum)	2.5m	Exterior Side Yard (minimum):	2.4m	Rear Yard (minimum):	2.4m but 0.5m is permitted to a Lane	Interior Side Yard (minimum):	1.5m	Building Height (maximum)	Greater of 20 m or 5 storeys	Landscaped Area (minimum)	nil	Parking Requirements (minimum):		1.15 parking space per dwelling unit, inclusive of visitor or on-street parking, as applicable		Amenity Space (minimum):	2m² per dwelling unit
Lot Area (minimum)	nil																												
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Amenity Space (minimum):	2m² per dwelling unit																												

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			<p>a) the minimum setback from front wall of a building to a public or private street, sidewalk, walkway or parking space not located in a driveway is 3.0 m;</p> <p>b) the minimum setback from a porch, exclusive of stairs, located at and accessible from the first storey or below the first storey, to a public or private street, sidewalk, walkway or parking space is 1.0 m;</p> <p>c) the minimum setback from the vehicular door of a private garage to a public or private street, sidewalk, walkway or parking space not located in a driveway is 5.5 m;</p> <p>d) despite paragraph above, the minimum setback from the vehicular door of a private garage, where the garage is accessed at the rear of the dwelling by a public or private street, is 0.5m;</p> <p>e) the minimum setback from the side wall of any building to a walkway is 1.5 m;</p> <p>f) the minimum setback from the side wall of any building to any other building on the same block, a public or private street, sidewalk or parking space is 3.0 m;</p> <p>g) despite paragraphs above, there is no minimum setback between attached units;</p> <p>h) the minimum setback from a front or rear wall of any building to any other building on the same lot is 9.0 m;</p> <p>i) the minimum setback of any building to any lot line where the adjacent use is the interior side yard for any single detached or semi-detached built form is 9.0 m;</p> <p>j) the minimum setback of any building to any lot line where the adjacent use is the rear yard for any single detached or semi-detached built form is 4.5 m;</p> <p>k) an air conditioner or heat pump is permitted in the front yard, provided it is screened from public view or located on a balcony;</p> <p>l) the maximum encroachment for eaves, sills, fireplaces, cornices, parapets, pilasters, shadow boxes or other similar ornamental architecture features is 0.6 m extending from a main building wall, a bay, box or bow window, a covered or uncovered porch or balcony into a required yard.</p> <p>3.13 ZONE STANDARDS For a <i>Building, Apartment, Building, Mixed Use, Building, Apartment - Senior Citizen, Retirement Homes, Long Term Care</i> and:</p> <table><tr><td>Lot Area (minimum)</td><td>nil</td></tr><tr><td>Lot Frontage (minimum)</td><td>nil</td></tr><tr><td>Building Area (maximum):</td><td>N/A</td></tr><tr><td>Front Yard (minimum)</td><td>nil</td></tr><tr><td>Exterior Side Yard (minimum):</td><td>nil</td></tr><tr><td>Rear Yard (minimum):</td><td>3m</td></tr><tr><td>Interior Side Yard (minimum):</td><td>3m</td></tr><tr><td>Setback to a Sight Triangle (minimum)</td><td>nil</td></tr><tr><td>Building Height (maximum) (excluding rooftop mechanical rooms and equipment)</td><td></td></tr><tr><td>for buildings within MTSA</td><td>20 storeys</td></tr><tr><td>for all buildings outside of the MTSA</td><td>Greater of 12 storeys (48 m)</td></tr></table> <p>Parking Requirements (minimum):</p> <p>Residents: 0.7 <i>parking space per dwelling unit</i></p> <p>Visitors: 0.15 <i>parking space per dwelling unit</i></p> <p>Visitor and non-residential use parking spaces may be shared.</p> <p>For a <i>Seniors Retirement Facility</i>:</p> <p>Residents: 0.5 <i>parking space per dwelling unit</i></p> <p>Visitors: 0.15 <i>parking space per dwelling unit</i></p>	Lot Area (minimum)	nil	Lot Frontage (minimum)	nil	Building Area (maximum):	N/A	Front Yard (minimum)	nil	Exterior Side Yard (minimum):	nil	Rear Yard (minimum):	3m	Interior Side Yard (minimum):	3m	Setback to a Sight Triangle (minimum)	nil	Building Height (maximum) (excluding rooftop mechanical rooms and equipment)		for buildings within MTSA	20 storeys	for all buildings outside of the MTSA	Greater of 12 storeys (48 m)
Lot Area (minimum)	nil																								
Lot Frontage (minimum)	nil																								
Building Area (maximum):	N/A																								
Front Yard (minimum)	nil																								
Exterior Side Yard (minimum):	nil																								
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for all buildings outside of the MTSA	Greater of 12 storeys (48 m)																								

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>For a <i>Long-Term Care Facility</i>:</p> <p style="text-align: right;">0.3 <i>parking space</i> per bed</p> <p style="text-align: right;">Visitors: 0.15 <i>parking space</i> per bed</p> <p>Non-Residential Use:</p> <p style="text-align: right;">1 <i>parking space</i> per non-residential unit</p> <p>Landscaped Open Space (minimum) 15% of the lot</p> <p>Planting Strip (minimum) 3m along a street line adjacent to parking area</p> <p>Amenity Area (minimum):</p> <p style="text-align: right;">2m² per <i>dwelling unit</i> or 10% of site area</p> <p>All garbage shall be stored inside the building;</p> <p>Convenience store shall not exceed a maximum of 160 sq.m. net floor area.</p> <p>3.14 ZONE STANDARDS For a <i>Live-Work Unit</i>:</p> <p>A <i>Live-Work Unit</i> shall be limited to the following non-residential uses in addition to a <i>dwelling unit</i>:</p> <ul style="list-style-type: none"> a) <i>Art Gallery</i> b) <i>Artist Studio and Gallery</i> c) <i>Business Office</i> d) <i>Clinic</i> e) <i>Dry Cleaning or Laundry Outlet</i> f) <i>Personal Service Shop</i> g) <i>Restaurant</i> h) <i>Retail Store</i> <p>Lot Area (minimum) N/A</p> <p>Lot Frontage (minimum)</p> <p style="text-align: right;"><i>Interior Lot</i>: 6.0m</p> <p style="text-align: right;"><i>End Lot or Corner Lot</i>: 7.2m</p> <p>Building Area (maximum): N/A</p> <p>Backyard Amenity Area (minimum): nil</p> <p>Front Yard (minimum): 2m</p> <p>Exterior Side Yard (minimum): 2m</p> <p>Exterior Side Yard abutting a Lane (minimum) 1.2m</p> <p>Rear Yard (minimum)</p> <p style="text-align: right;">Abutting a <i>Lane</i>: 0.5m</p> <p style="text-align: right;">Abutting a <i>Street</i>:</p> <p style="text-align: right;">To an attached <i>private garage</i>: 5.5m</p> <p style="text-align: right;">To a <i>main building</i>: 2.5m</p> <p>Interior Side Yard (minimum):</p> <p style="text-align: right;">To a <i>main building</i>: 1.5m</p> <p style="text-align: right;">Between attached <i>Live-Work units</i>: nil</p> <p style="text-align: right;">Abutting another land use: 1.5m</p> <p>Building Height (maximum) 17m</p> <p>Landscape Area (minimum) nil</p> <p>Parking Requirements (minimum):</p> <p style="text-align: right;">3 <i>parking spaces</i> per <i>Live-Work unit</i></p> <p>Amenity Space (minimum):</p> <p style="text-align: right;">3.5m² per <i>dwelling unit</i></p> <p>Non-Residential Floor Area, Gross Leasable (minimum): 50m² per <i>Live-Work Unit</i></p> <p>3.15 PERMITTED ENCROACHMENTS for a <i>Live Work Unit</i>:</p> <p>The Permitted Encroachments in the Townhouse Residential -Exception 615 (RT-615) zone of the Zoning By-Law apply to the uses, buildings and structures permitted in this zone, in addition to the following:</p> <ul style="list-style-type: none"> a) a required third floor egress balcony may project a maximum of 1.0 m beyond the building into a rear yard, a rear yard backing onto a lane, exterior side yard and/or front yard; b) the maximum encroachment for decks greater than or

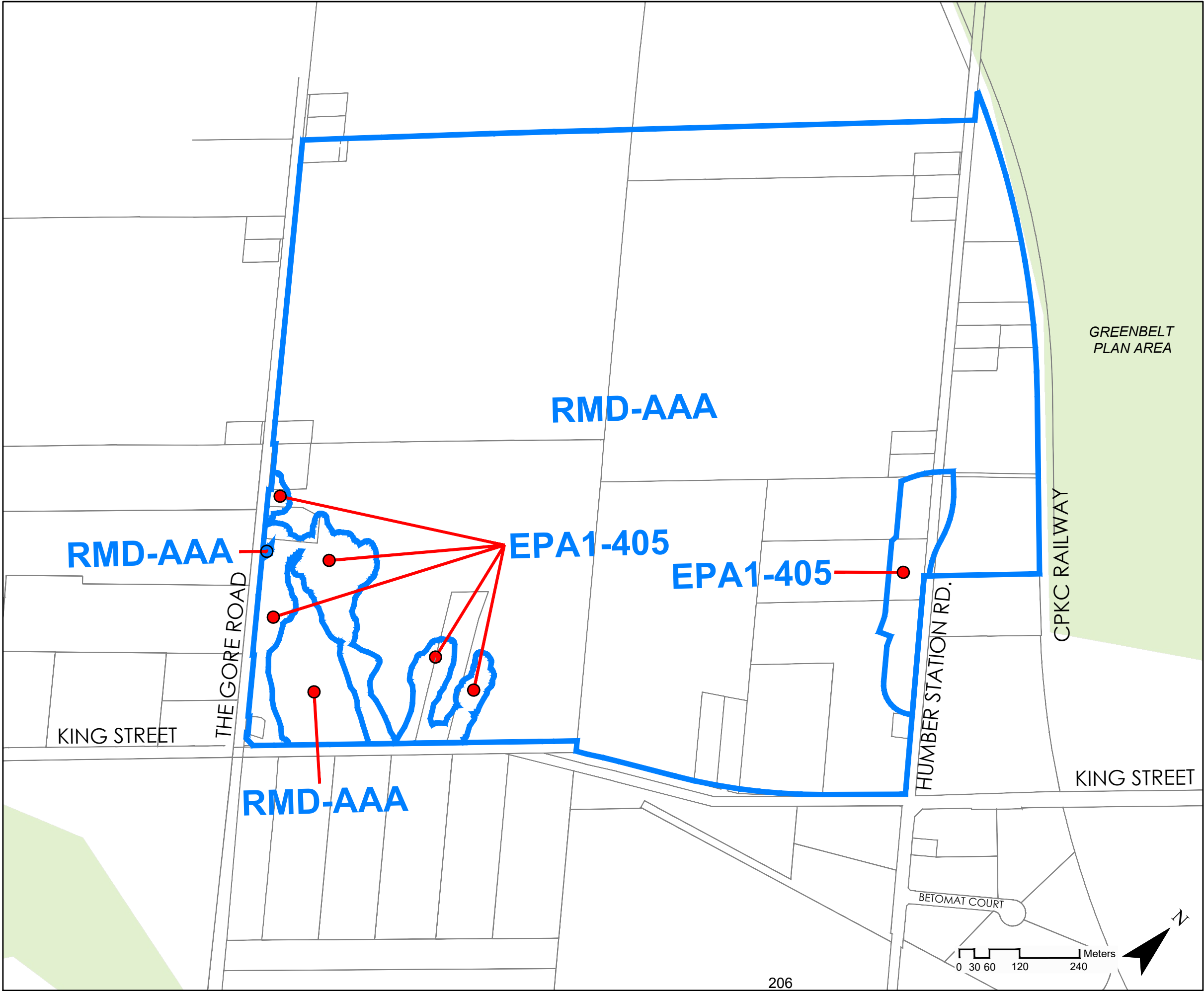
Zone Prefix	Exception Number	Permitted Uses	Special Standards																								
			<p>equal to 0.75 m in height is 0.5 m into a required parking space in a private garage.</p> <p>c) the maximum encroachment for covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a deck is 0.5 m into a required parking space in a private garage.</p> <p>d) an air conditioner or heat pump is permitted in the front yard of a Dwelling, Townhouse, Back-to-Back, provided it is screened from public view or located on a balcony.</p> <p>e) one garage step may encroach into minimum parking size</p> <p>f) Covered or uncovered Porch, Canopy or Portico, may encroach 2.0 m into required front yard, 2.5m into a required rear yard, 1.5m into a required exterior side yard, and 0.6m into a required interior side yard, provided a minimum setback of 0.6m is maintained to an interior side yard lot line.</p> <p>g) porch and deck steps may encroach up to 0.5 m from front lot line</p> <p>3.16 ZONE STANDARDS For a <i>Shopping Centre or non-residential use</i> not otherwise regulated in this zone:</p> <table><tr><td>Lot Area (minimum)</td><td><i>nil</i></td></tr><tr><td>Lot Frontage (minimum)</td><td><i>3m</i></td></tr><tr><td>Setback to a Street Line (minimum):</td><td><i>3m</i></td></tr><tr><td>Exterior Side Yard (minimum)</td><td><i>3m</i></td></tr><tr><td>Rear Yard (minimum):</td><td><i>3m</i></td></tr><tr><td>Interior Side Yard (minimum):</td><td><i>3m</i></td></tr><tr><td>Setback to a Sight Triangle (minimum)</td><td><i>nil</i></td></tr><tr><td>Building Height (maximum) (excluding rooftop mechanical rooms and equipment)</td><td>Greater of 18 m or 6 storeys</td></tr><tr><td>Landscaped Open Space (minimum)</td><td><i>10%</i></td></tr><tr><td>Planting Strip (minimum):</td><td><i>nil</i></td></tr><tr><td>Entrance Width (maximum):</td><td><i>N/A</i></td></tr><tr><td>Parking Requirements (minimum):</td><td><i>1 parking space per 23m² of net floor area or portion thereof</i></td></tr></table> <p>An <i>Outdoor Seasonal Garden Centre, Accessory or Outdoor Display or Sales Area, Accessory</i> may encroach up to 10% within a required parking area.</p> <p>No part of a lighting fixture shall be closer than 2.5m to a <i>lot line</i>.</p> <p>A <i>loading space</i> shall not be closer than 6m to a <i>street line</i> or 12m to a residential land use and shall be screened from street lines.</p> <p>4.0 COMMUNITY CENTRE, EMERGENCY SERVICES, HOSPITAL, LIBRARY, PLACE OF WORSHIP, SCHOOL USES, PUBLIC TRANSIT DEPOT</p> <p>Where a <i>lot</i> is used for a <i>Community Centre, Emergency Service Facility, Hospital, Library, Place of Worship, or School, or Public Transit Depot, or other public use</i> the provisions for <i>Building, Mixed Use</i> of this By-Law shall apply.</p> <p>5.0 PARK / OPEN SPACE USES</p> <p>Where a <i>lot</i> is used for a <i>Park</i> purposes, the provisions of Section 12 (Open Space Zone) shall apply.</p>	Lot Area (minimum)	<i>nil</i>	Lot Frontage (minimum)	<i>3m</i>	Setback to a Street Line (minimum):	<i>3m</i>	Exterior Side Yard (minimum)	<i>3m</i>	Rear Yard (minimum):	<i>3m</i>	Interior Side Yard (minimum):	<i>3m</i>	Setback to a Sight Triangle (minimum)	<i>nil</i>	Building Height (maximum) (excluding rooftop mechanical rooms and equipment)	Greater of 18 m or 6 storeys	Landscaped Open Space (minimum)	<i>10%</i>	Planting Strip (minimum):	<i>nil</i>	Entrance Width (maximum):	<i>N/A</i>	Parking Requirements (minimum):	<i>1 parking space per 23m² of net floor area or portion thereof</i>
Lot Area (minimum)	<i>nil</i>																										
Lot Frontage (minimum)	<i>3m</i>																										
Setback to a Street Line (minimum):	<i>3m</i>																										
Exterior Side Yard (minimum)	<i>3m</i>																										
Rear Yard (minimum):	<i>3m</i>																										
Interior Side Yard (minimum):	<i>3m</i>																										
Setback to a Sight Triangle (minimum)	<i>nil</i>																										
Building Height (maximum) (excluding rooftop mechanical rooms and equipment)	Greater of 18 m or 6 storeys																										
Landscaped Open Space (minimum)	<i>10%</i>																										
Planting Strip (minimum):	<i>nil</i>																										
Entrance Width (maximum):	<i>N/A</i>																										
Parking Requirements (minimum):	<i>1 parking space per 23m² of net floor area or portion thereof</i>																										

1. Schedule “A”, Zone Map 22 of By-law 2006-50, as amended is further amended for all of Lots 11 and 12, Concession 4 (ALB), Part of Lot 13, Concession 4 (ALB), and Part of Lots 11, 12 and 13, Concession 5 (ALB) , Town of Caledon, Regional Municipality of Peel from Agricultural (A1) (per Town of Caledon Zoning By-Law No. 2006-50) and from “Mixed Use Residential Zone and “Mobility Transit Hub Zone” (per MZO O’Reg 171/21) to Mixed Density Residential – Exception AAA – Holding - DD (RMD-AAA-H-DD) and “Environmental Policy Area 1 – 405” (EPA1-405) in accordance with Schedule “A” attached hereto.
2. A holding provision (H) shall apply to the lands shown on Schedule “A” to this By-law and shall not be lifted until the following conditions have been met:
 - a) A subdivision agreement or a site plan agreement (as applicable) between the landowner and the Town has been executed, including but limited to a determination of the limits and extent of the Environmental Policy Area zone, as described in the note on Schedule “A” to this By-law;
3. Pursuant to subsections 24(2) and 24(2.1) of the of the *Planning Act*, this By-law shall only come into full force and effect upon Official Plan Amendment No. coming into full force and effect.

Read three times and finally passed in
open Council on the
[XX] day of [XXXXXX], [2024].

Annette Groves, Mayor


Kevin Klingenberg, Clerk



Schedule A
By-law 2024-__

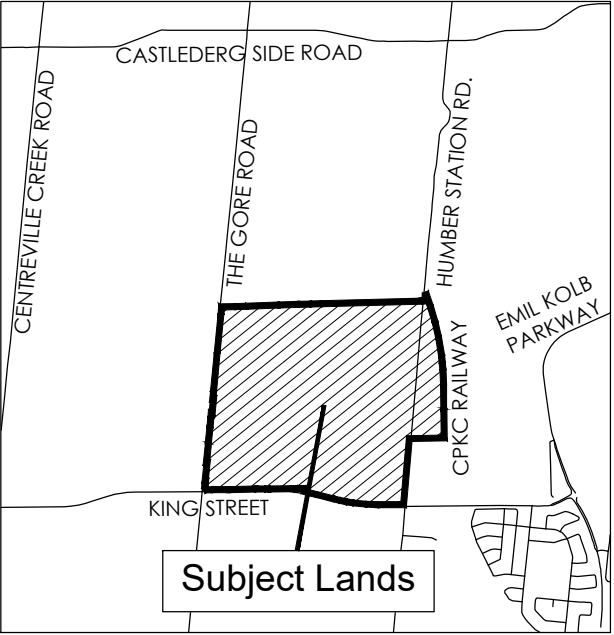
Part of Lots 11,12 & 13,
Concessions 4 & 5,
(Township of Albion)
Town of Caledon
Regional Municipality of Peel

Legend

 Lands to be rezoned to the zones
identified on this Schedule

The “Environmental Policy Area” (EPA)
shown on Schedule “A” to this By-law is
conceptual only and shall be further
refined through the subdivision or
site plan process (as applicable).

Key Map



Date: March 8, 2024

File:

A7

**THE CORPORATION OF THE TOWN OF
CALEDON BY-LAW NO. 202X-xxx**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as
amended with respect to Part of Lots 19-21, Concession 5, Town of
Caledon, Regional Municipality of Peel, and municipally known as 12522 and
12580 Torbram Road

WHEREAS Section 34 of the Planning Act, as amended, permits the councils of local municipalities to pass zoning by-laws for prohibiting the use of land or the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law;

AND WHEREAS the Council of The Corporation of the Town of Caledon considers it desirable to pass a zoning by-law to permit the use of Part of Lots 19-21, Concession 5, Town of Caledon, Regional Municipality of Peel, for a development consisting of residential, commercial, institutional and recreational purposes;

NOW THEREFORE the Council of The Corporation of the Town of Caledon enacts that By-law 2006-50, as amended, being the Comprehensive Zoning By-law for the Town of Caledon, shall be and is hereby amended as follows:

1. THAT the following subsection is added to Section 13

13.X Former Mayfield Golf Course Lands

13.X.1 Definitions

Notwithstanding Section 3 of By-law 2006-50, as amended, the following definitions shall apply to lands in the Former Mayfield Golf Course as delineated on Schedule A to Bylaw 202x-xxx. Where a use is defined, it shall not be interpreted to include any other defined use unless it is stated in the definitions to the contrary. Where a word or term is not herein defined, the definitions of Section 3, as amended, shall apply.

“Additional Residential Dwelling” means a residential dwelling within a detached house, semi-detached house or townhouse or a residential dwelling in a building or structure ancillary to a detached house, semi-detached house or townhouse.

“Balcony” means a platform with or without roofs and without a foundation attached to, and extended horizontally from, one or more main walls of a dwelling.

“Child Care Centre” means a child care centre as defined in the Child Care and Early Years Act, as amended.

“Commercial Use” means any use for the purpose of buying and selling goods and services.

“Deck” means an attached or freestanding platform or series of platforms on a foundation or footings, not covered by a roof or building and which has direct access to the ground.

“Environmental Protection and Conservation Use” means the use of land for the protection, stewardship and management of natural heritage features and functions and hydrological features and functions. This includes the erection of buildings and structures required for recreation and trails, storm water management, flood and natural hazard control, bank stabilization and slope control, and erosion protection.

“Home Occupation” means any occupation which is carried on as an accessory use and conducted wholly within a Dwelling Unit.

“Institutional Use” means any use that will serve the community by providing essential

services, educational opportunities, healthcare, and cultural enrichment such as, but not limited to, educational institutions, religious facilities, government offices, medical facilities, and cultural institutions.

“Linked Dwelling” means a dwelling unit that is attached to another dwelling unit below grade but is not attached above grade.

“Lot Frontage” means the horizontal distance between the side lot lines measured at right angles. Where the front lot line is not a straight line, or where the side lot lines are not parallel, the lot frontage shall be measured by a line 6 m back from and parallel to the chord of the lot frontage. The chord of the lot frontage is a straight line joining the two points where the side lot lines intersect the front lot lines

“Multiplex Building” means a building divided vertically and/or horizontally that has three or more dwelling units, with each dwelling unit having an independent external access.

“Porch” means an unenclosed, covered platform with direct access to the ground that is attached to a dwelling.

“Public Use” means the use of land or the erection or use of any building or structure, including strata stormwater management facilities, by The Town of Caledon, Region of Peel, Government of Canada, Government of Ontario, utilities, charitable organization, non-for-profit organizations, or any public agency or board or authority.

“Recreational Use” means the use of land for public or private parks, playgrounds, tennis courts, basketball courts, soccer fields, lawn bowling greens, indoor and outdoor skating rinks, athletic fields, picnic areas, indoor and outdoor swimming pools, splash pads, and similar uses, together with necessary and accessory buildings and structures which may include a refreshment booth and pavilion.

“Rowhouse Dwelling” means a building divided vertically or horizontally that has three or more Dwelling Units, with each Dwelling Unit having an independent entrance at grade.

“Rural Tourism Use” means agricultural-related tourism uses that promote the enjoyment, education or activities related to agricultural uses such as, but not limited to, farm machinery and equipment exhibitions (on a temporary basis), farm tours, petting zoos, hay rides and sleigh rides, processing demonstrations, pick-your-own produce operations, small-scale farm theme playgrounds and small-scale educational establishments that focus on farming instruction, and may include accessory small-scale vendors associated with the agri-tourism use

13.X.2 General Provisions

13.X.2.1 Notwithstanding Section 4 of By-law 2006-50, as amended, the following general provisions shall apply to lands in the Former Mayfield Golf Course Lands as delineated on Schedule A to Bylaw 202x-xxx.

13.X.2.2 Nothing in this By-law shall prevent the use of land in any part of the Zoned area for the following Public Uses:

- a Community Centre;
- an Emergency Service Facility;
- a Government Office;
- a Hospital;
- a Post Office;
- a Public Library;
- a Public Park or Recreational Facility;
- a School;
- a Stormwater Management Facility, approved by the appropriate approval authority and where applicable, the Conservation Authority;
- a Storm Sewer System, approved by the appropriate approval authority and where applicable, the Conservation Authority;
- a Public Works Yard.

Any Public Use shall comply with all zone provisions for the zone in which it is located.

13.X.2.3 In calculating building height, the following shall be exempt:

- a. Cupolas, finials and weather vanes, or similar architectural, landscape or ornamental features
- b. Light standards
- c. Lightning rods
- d. Parapets
- e. Mechanical penthouses
- f. Unenclosed mechanical equipment
- g. Skylights
- h. Hydro, radio, television or microwave towers, antennae, and similar features
- i. Steeples

13.X.2.4 The minimum dimensions of a parking space shall be 2.8 m by 5.8 m, which shall be exclusive of any parking aisles or ingress and egress lanes, useable for the temporary parking or storage of motor vehicles and may include a private garage.

13.X.2.5 Minimum setback from a private lane is 0.5 metres.

13.X.2.6 Model home and/or sales offices are permitted.

13.X.2.7 Swimming Pools are permitted in the rear or side yards.

13.X.2.8 Encroachments into the required yards are permitted as follows:

- a. Building architectural elements, including sills, belt, courses, cornices, gutters, chimneys, pilasters, eaves, parapets, canopies or fireplaces are permitted to encroach in any yard up to 0.6 metres
- b. Window bays are permitted to encroach in the front, rear and exterior side yards up to 0.9 metres
- c. Balconies are permitted to encroach in the front, rear and exterior side yards up to 1.8 metres
- d. Porches and uncovered terraces (including access stairs from grade) are permitted to encroach in the front, rear and exterior side yards, including eaves and cornices, with a minimum setback of 0.6 m from a lot line.
- e. Exterior stairs providing access to a building or structure may encroach into the front, rear and exterior side yards up to 2.5 metres
- f. Decks (including access stairs from grade) are permitted to encroach in the rear yard up to 2.5 metres from a lot line and interior side yards up to 0.6 metres from a lot line

- g. Air conditioners, heat pumps, swimming pool pumps/filters/heaters are permitted to encroach in the rear and exterior side yards up to 0.6 metres from any lot line
- h. Unenclosed barrier-free access ramps are permitted to encroach in any yard up to 0.3 metres from any lot line
- i. Rain barrels and rain harvesting system components are permitted to encroach in the rear, exterior side and interior side yards up to 0.6 metres from any lot line
- j. Commercial patio is permitted to encroach in the front yard or exterior side yard up to 0.0 metres from the front lot line or exterior lot line

13.X.2.9 Section 4.4 – Additional Residential Dwellings are not applicable on lands within the Urban Residential Zone.

13.X.2.10 No setbacks are required from a sight triangle.

13.X.3 Urban Residential Zone Regulations

13.X.3.1 Permitted Use

13.X.3.1.1 The following uses are the only uses permitted:

- a) Detached Dwelling
- b) Semi-Detached Dwelling
- c) Linked Dwellings
- d) Rowhouse Dwelling
- e) Duplex Dwelling
- f) Multiplex Building
- g) Apartment Building
- h) Commercial uses
- i) Child Care Centres
- j) Institutional Use
- k) Home occupation
- l) Additional Residential Dwelling
- m) Public Uses

13.X.3.2 Special Provisions

13.X.3.2.1 Notwithstanding the General Provisions as set out in Section 13.X.2, the only zoning requirements for Detached Dwellings are as follows:

- a) The Minimum Lot Area shall be 200m²;
- b) The Minimum Lot Frontage shall be 7.5 metres;
- c) The Minimum Yard Setbacks shall be:
 - i. Front – 6.0 metres (Garage); 3.0 metres (Building)
 - ii. Exterior Side - 3.0 metres
 - iii. Interior Side - 1.2 metre and 0.6 metres on the other side. For clarity, on a corner lot, the interior side yard is 0.6m
 - iv. Rear - 7.0 metres (Garage accessed from front lot line); 0.5m (Garage accessed from rear lot line)
- d) The Maximum Building Height shall be 13.0 metres;
- e) Parking spaces shall be provided on a residential lot or through street parking and maintained in accordance with the following requirements:
 - i. A minimum of 1.0 parking space per dwelling unit.
 - ii. A minimum of 1.0 parking space for each additional residential dwelling

13.X.3.2.2 Notwithstanding the General Provisions as set out in Section 13.X.2, the only zoning requirements for Semi Detached Dwellings and Linked Dwellings are as follows:

- a) The Minimum Lot Area shall be 200m²;
- b) The Minimum Lot Frontage shall be 6 metres;
- c) The Minimum Yard Setbacks shall be:
 - i. Front – 6.0 metres (Garage); 3.0 metres (Building)
 - ii. Exterior Side - 3.0 metres
 - iii. Interior Side – 1.2 metre (this requirement shall not apply to the common wall between units or to a side lot line that coincides with the party wall between two dwellings) For clarity, on a corner lot, the interior side yard is

- iv. 0.6m
Rear - 7.0 metres (Garage accessed from front lot line); 0.5m (Garage accessed from rear lot line)
 - d) The Maximum Building Height shall be 13.0 metres;
 - e) Parking spaces shall be provided on a residential lot or through street parking and maintained in accordance with the following requirements:
 - i. A minimum of 1.0 parking space per dwelling unit.
 - ii. A minimum of 1.0 parking space for each additional residential dwelling
- 13.X.3.2.3 Notwithstanding the General Provisions as set out in Section 13.X.2, the only zoning requirements for Rowhouse Dwellings are as follows:
- a) The Minimum Lot Area shall be 110m²;
 - b) The Minimum Lot Frontage shall be 4.5 metres;
 - c) The Minimum Yard Setbacks shall be:
 - i. Front – 6.0 metres (Garage); 3.0 metres (Building)
 - ii. Exterior Side – 3.0 metres
 - iii. Interior Side – 1.2 metre (this requirement shall not apply to the common wall between units or to a side lot line that coincides with the party wall between two dwellings)
 - iv. Rear – 7.0 metres (Garage accessed from front lot line); 0.5m (Garage accessed from rear lot line)
 - d) The Maximum Building Height shall be 13.0 metres;
 - e) Parking spaces shall be provided on a residential lot or through street parking and maintained in accordance with the following requirements:
 - f) A minimum of 1.0 parking space per dwelling unit.
 - i. A minimum of 1.0 parking space for each additional residential dwelling
 - ii. An additional minimum of 0.25 visitor parking spaces for required for each dwelling unit that does not have access from a public street
- 13.X.3.2.4 Notwithstanding the General Provisions as set out in Section 13.X.2, the only zoning requirements for Duplex Dwellings are as follows:
- a) The Minimum Lot Area shall be 180m²;
 - b) The Minimum Lot Frontage shall be 7.5 metres;
 - c) The Minimum Yard Setbacks shall be:
 - i. Front – 6.0 metres (Garage); 3.0 metres (Building)
 - ii. Exterior Side - 3.0 metres
 - iii. Interior Side – 1.2 metres
 - iv. Rear - 7.0 metres (Garage accessed from front lot line); 0.5m (Garage accessed from rear lot line)
 - d) The Maximum Building Height shall be 13.0 metres;
 - e) Parking spaces shall be provided on a residential lot or through street parking and maintained in accordance with the following requirements:
 - i. A minimum of 1.0 parking space per dwelling unit.
 - ii. A minimum of 1.0 parking space for each additional residential dwelling
 - iii. An additional minimum of 0.25 visitor parking spaces for required for each dwelling unit that does not have access from a public street
- 13.X.3.2.5 Notwithstanding the General Provisions as set out in Section 13.X.2, the only zoning requirements for Multiplex Dwellings are as follows:
- a) The Minimum Lot Frontage shall be 5.5 metres;
 - b) The Minimum Yard Setbacks shall be:
 - i. Front – 3.0 metre
 - ii. Exterior Side - 3.0 metre
 - iii. Interior Side – 3.0 metre
 - iv. Rear - 3.0 metre
 - c) The Maximum Building Height shall be 13.0 metres;
 - d) Parking spaces shall be provided and maintained in accordance with the following requirements:
 - i. A minimum of 1.0 parking space per dwelling unit.
 - ii. A minimum of 1.0 parking space for each additional residential dwelling
 - iii. An additional minimum of 0.25 visitor parking spaces for required for each dwelling unit that does not have access from a public street

- 13.X.3.2.6 Notwithstanding the General Provisions as set out in Section 13.X.2, the only zoning requirements for Apartment Dwellings are as follows:
- a) The Minimum Lot Area shall be 1,000m²;
 - b) The Minimum Lot Frontage shall be 24 metres;
 - c) The Minimum Yard Setbacks shall be:
 - i. Front: 3.0 metres
 - ii. Exterior Side – 3.0 metres
 - iii. Interior Side – 4.5 metres
 - iv. Rear – 6.0 metres
 - d) The Maximum Building Height shall be 80.0 metres (excluding rooftop mechanical equipment)
 - e) The Maximum lot coverage for all buildings shall be 80 per cent;
 - f) Parking spaces shall be provided and maintained in accordance with the following requirements:
 - i. A minimum of 1.0 residential parking space per dwelling.
 - ii. A minimum of 0.25 visitor parking spaces per dwelling
- 13.X.3.2.7 Notwithstanding the General Provisions as set out in Section 13.X.2, the only zoning requirements for commercial uses and child care centres are as follows:
- a) Commercial uses and child care centres are permitted on the ground floor of an Apartment Dwelling. In this case, the zoning requirements of an Apartment Dwelling will apply and the below zoning requirements will not be applicable.
 - b) The Minimum Lot Area shall be 700m²
 - c) The Minimum Lot Frontage shall be 18.0 metres;
 - d) The Minimum Yard Setbacks shall be:
 - i. Front: 3.0 metres
 - ii. Exterior Side - 3.0 metres
 - iii. Interior Side – 1.5 metres
 - iv. Rear – 7.5 metres
 - e) The Maximum Building Height shall be 11.0 metres;
 - f) The Maximum lot coverage shall be 50 per cent;
 - g) Parking spaces shall be provided and maintained in accordance with the following requirements:
 - i. A minimum of 3.5 parking spaces for every 100m² of gross floor area for commercial uses
 - ii. A minimum of 0.75 parking space per employee, plus 3 visitor parking spaces and/or pick and drop-off, plus 1 parking space per classroom for child care centres
- 13.X.3.2.8 Notwithstanding the General Provisions as set out in Section 13.X.2, the only zoning requirements for institutional uses are as follows:
- a) Institutional uses are permitted on the ground floor of an Apartment Dwelling. In this case, the zoning requirements of an Apartment Dwelling will apply and the below zoning requirements will not be applicable.
 - b) The Minimum Lot Area shall be 700m²
 - c) The Minimum Lot Frontage shall be 18.0 metres;
 - d) The Minimum Yard Setbacks shall be:
 - i. Front – 3.0 metres
 - ii. Exterior Side - 3.0 metres
 - iii. Interior Side – 1.5 metres
 - iv. Rear – 7.5 metres
 - e) The Maximum Building Height shall be 25.0 metres;
 - f) The Maximum lot coverage shall be 50 per cent;
 - g) Parking spaces shall be provided and maintained in accordance with the following requirements:
 - i. Where there are fixed seats, one parking space for every five seats or 3.0 m of bench space. Where there are no fixed seats, one parking space for every 9.0 m² of gross floor area or portion thereof devoted to public use

13.X.4 Rural Area Zone Regulations

13.X.4.1 Permitted Use

- 13.X.4.1.1 The following uses are the only uses permitted:
- a) Recreational uses, including trails and parks
 - b) Rural Tourism uses
 - c) Institutional uses
 - d) Resource-based commercial/ industrial uses
 - e) Public Uses, including Stormwater Management Facilities

13.X.4.2 Special Provisions

- 13.X.4.2.1 Notwithstanding the General Provisions as set out in Section 13.X.2, the only zoning requirements for Rural Uses are as follows:
- a) The Minimum Lot Area shall be 700m²
 - b) The Minimum Lot Frontage shall be 18.0 metres;
 - c) The Minimum Yard Setbacks shall be:
 - i. Front – 3.0 metres
 - ii. Exterior Side - 3.0 metres
 - iii. Interior Side – 1.5 metres
 - iv. Rear – 7.5 metres
 - d) The Maximum Building Height shall be 25.0 metres;
 - e) The Maximum lot coverage shall be 50 per cent;
 - f) Parking spaces shall be provided and maintained in accordance with the following requirements:
 - i. Where there are fixed seats, one parking space for every five seats or 3.0 m of bench space. Where there are no fixed seats, one parking space for every 9.0 m² of gross floor area or portion thereof devoted to public use

13.X.5 Environmental Protection Area Zone Regulations

13.X.5.1 Permitted Use

- 13.X.5.1.1 The following uses are the only uses permitted:
- a) Environmental protection and conservation uses
 - b) Public Uses, including trails, parks and stormwater management facilities

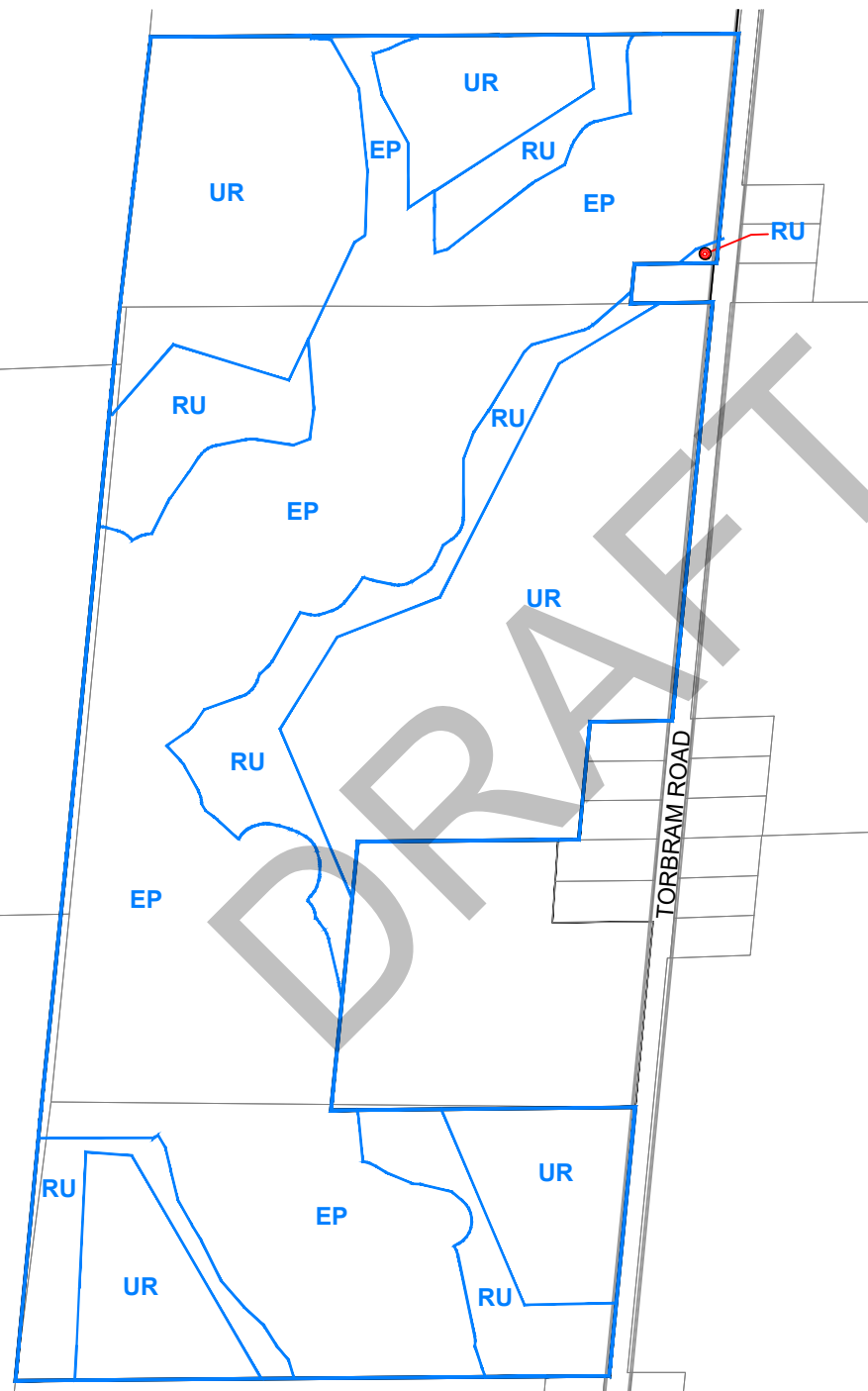
2. Schedule "A", Zone Map 7 and 8 of By-law 2006-50, as amended, are further amended for Part of Lots 19-21, Concession 5 and municipally known as 12522 and 12580 Torbram Road, Town of Caledon, Regional Municipality of Peel, from "Agricultural" (A1), "Environmental Policy Area 2" (EPA2) and "Open Space" (OS/OS-416-E) to "Urban Residential" Holding DD (UR-H-DD), "Rural Lands" Holding DD (RU-H-DD), and "Environmental Protection" (EP) as shown on Schedule 1 attached hereto.
3. A holding provision (H) shall apply to the lands shown on Schedule "A" to this By-law and shall not be lifted until the following conditions have been met:
- a) A subdivision agreement or a site plan agreement (as applicable) between the landowner and the Town has been executed, including but not limited to a determination of the limits and extent of the Environmental Policy Area zone, as described in the note on Schedule "A" to this By-law;
4. Pursuant to subsections 24(2) and 24(2.1) of the of the *Planning Act*, this By-law shall only come into full force and effect upon Official Plan Amendment No. coming into full force and effect.

Read three times and
finally passed in open
Council on the [XX] day of
[XXXXXXX], [20XX].

Annette Groves, Mayor

Kevin Klingenberg, Clerk


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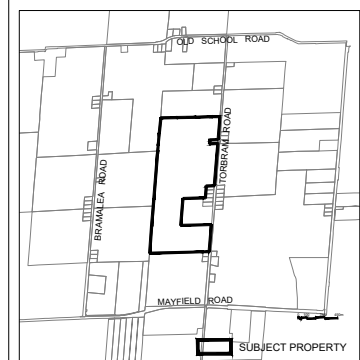
Schedule A By-law 2024-XXX

Part of Lots 19, 20 and 21
Concession 5,
East of Hurontario Street
Town of Caledon
Regional Municipality of Peel

Legend

 Lands to be rezoned to the
zones on this Schedule

The "Environmental Policy Area" (EP)
shown on Schedule "A" to this By-law is
conceptual only and shall be further
refined through the subdivision or
site plan process (as applicable).



DATE: March 19, 2024

FILE: xx X-XX

A8

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. [By-law Number Inserted by Town]

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part 1 Plan 43R-37026, Part 1 Plan 43R-37027, Part 1 Plan 43R 4880, Part 1 Plan 43R-18117, Parts 1, 2, 3 & 4 on Plan 43R-17592 and Parts 1 & 2 on Plan 43R-22592, Parts 1, 2 & 3 on Plan 43R-7218, Parts 4 & 5 on Plan 43R- 7218
Town of Caledon, Regional Municipality of Peel.

WHEREAS Section 34 of the Planning Act, as amended, permits the councils of local municipalities to pass zoning by-laws for prohibiting the use of land or the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law;

AND WHEREAS the Council of The Corporation of the Town of Caledon considers it desirable to pass a zoning by-law to permit the use of Part 1 Plan 43R-37026, Part 1 Plan 43R-37027, Part 1 Plan 43R 4880, Part 1 Plan 43R-18117, Parts 1, 2, 3 & 4 on Plan 43R-17592 and Parts 1 & 2 on Plan 43R-22592, Parts 1, 2 & 3 on Plan 43R-7218, Parts 4 & 5 on Plan 43R- 7218 Town of Caledon, Regional Municipality of Peel, for commercial, residential and community purposes.

NOW THEREFORE the Council of The Corporation of the Town of Caledon enacts that By-law 2006-50 as amended, being the Comprehensive Zoning By-law for the Town of Caledon, shall be and is hereby amended as follows:

1. The areas zoned Mixed Density Residential “RMD”, Multiple Residential “RM” and Core Commercial “CC” Zone as shown on Schedule “A” of this By-law 2024-XXXX shall be subject to the zone provisions in accordance with the following:
- a. No person shall, within any Mixed Density Residential “RMD” Zone or Multiple Residential “RM” Zone use any land, or erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in Table 1 and in accordance with the standards contained in Table 2 and Table 3, the General Provisions contained in Section 4 and the Parking, Loading & Delivery Standards contained in Section 5.

TABLE 1: Permitted Uses for the RMD and RM Zone

USE	ZONE	
	RMD	RM
Additional Residential Unit	✓	✓
Bed and Breakfast Establishments	✓(2)	
Building, Apartment		✓
Day Care, Private Home	✓	✓
Dwelling, Detached	✓	
Dwelling, Semi Detached	✓	
Dwelling, Townhouse	✓	✓
Dwelling, Stacked Townhouse	✓	✓
Dwelling, Back-to-Back Townhouse	✓	✓
Dwelling, Back-to Back Stacked Townhouse		✓
Home Occupation	✓ (1)	✓ (1)
Long-Term Care Facility		✓
Park	✓	✓
School	✓	✓
Seniors Retirement Facility		✓
Stormwater Management Facility	✓	✓

Footnotes for Table 1

(1) No more than 6 students are permitted in any one lesson for a *home occupation* involving the instruction of a craft or skill.

- (2) Must comply with the Provisions of Section 4.5 Bed and Breakfast Establishments and Country Inns and Section 5.2.2 Residential Parking Requirements.

TABLE 2: Provisions for the RMD Zones

STANDARD	Detached	Semi-Detached	Street Townhouse	Stacked Townhouse	Back-to-Back Townhouse
Lot Areas (Minima, per dwelling unit):	224m ²	190m ²	150m ²	Nil	75m ²
Lot Frontages (Minima)				30m	
<i>Corner Lot, per dwelling unit</i>	11 m	9.75m	9m		8.5m
<i>Other Lots, per dwelling unit</i>	8 m	6.75m	6m		5.5m
Building Area (Maximum)	50%	55%	65%	Nil	Nil
Outdoor Amenity Area (Minima)	40m ²	30m ²	30m ²	8m ² (per unit)	8m ² (per unit)
Yards:					
Front Yard (Minima)					
Front wall of attached <i>private garage</i>	6m	6m	6m	6m	6m
Front wall of <i>main building</i>	4.5m	4.5m	3m	3m	3m
Exterior Side Yard (Minimum)	3m	3m	3m	3m	3m
Rear Yard (Minimum)	6m (1)	6m (1)	6m (1)	6m	Nil
Interior Side Yards (Minima)	1.2m and 0.6m	1m (2)	1.2m (2)	1.8m (2)	1.5m (2)
Building Heights (Maxima)	12.5m	12.5m	12.5m	14m	12.5m
Landscape Area (Minimum)	35%	35%	25%	25% (3)	25%(3)

Footnotes for Table 2

- (1) Except 1.5 m to a garage abutting a rear lane with a minimum of 5 metres between the detached garage and the dwelling unit.
- (2) Except no interior side yard is required where abutting lots share an above grade common wall.
- (3) Applies to front yard only.

TABLE 3: Provisions for the RM Zones

STANDARD	Street Townhouse	Stacked Townhouse	Back-to- Back Townhouse	Back-to Back Stacked Townhouse	Apartment Building
Lot Areas (Minima, per dwelling unit):	150m ²	Nil	75m ²	Nil	Nil
Lot Frontages (Minima)		30m		30m	Nil
<i>Corner Lot, per dwelling unit</i>	9m		8.5m		
<i>Other Lots, per dwelling unit</i>	6m		5.5m		
Building Area (Maximum)	65%	Nil	Nil	Nil	Nil
Outdoor Amenity Area (Minima)	30m ²	8m ² (per unit)	8m ² (per unit)	8m ² (per unit)	Nil
Yards:					
Front Yard (Minima)					3m
Front wall of attached <i>private garage</i>	6m	6m	6m	6m	
Front wall of <i>main building</i>	3m	3m	3m	3m	
Exterior Side Yard (Minimum)	3m	3m	3m	3m	3m
Rear Yard (Minimum)	6m (1)	6m	Nil	Nil	6m
Interior Side Yards (Minima)	1.2m (2)	1.8m (2)	1.5m (2)	1.8m (2)	6m
Building Heights (Maxima)	12.5m	14m	12.5m	14m	6 storeys
Landscape Area (Minimum)	25%	25% (3)	25%(3)	25%(3)	25%

Footnotes for Table 3

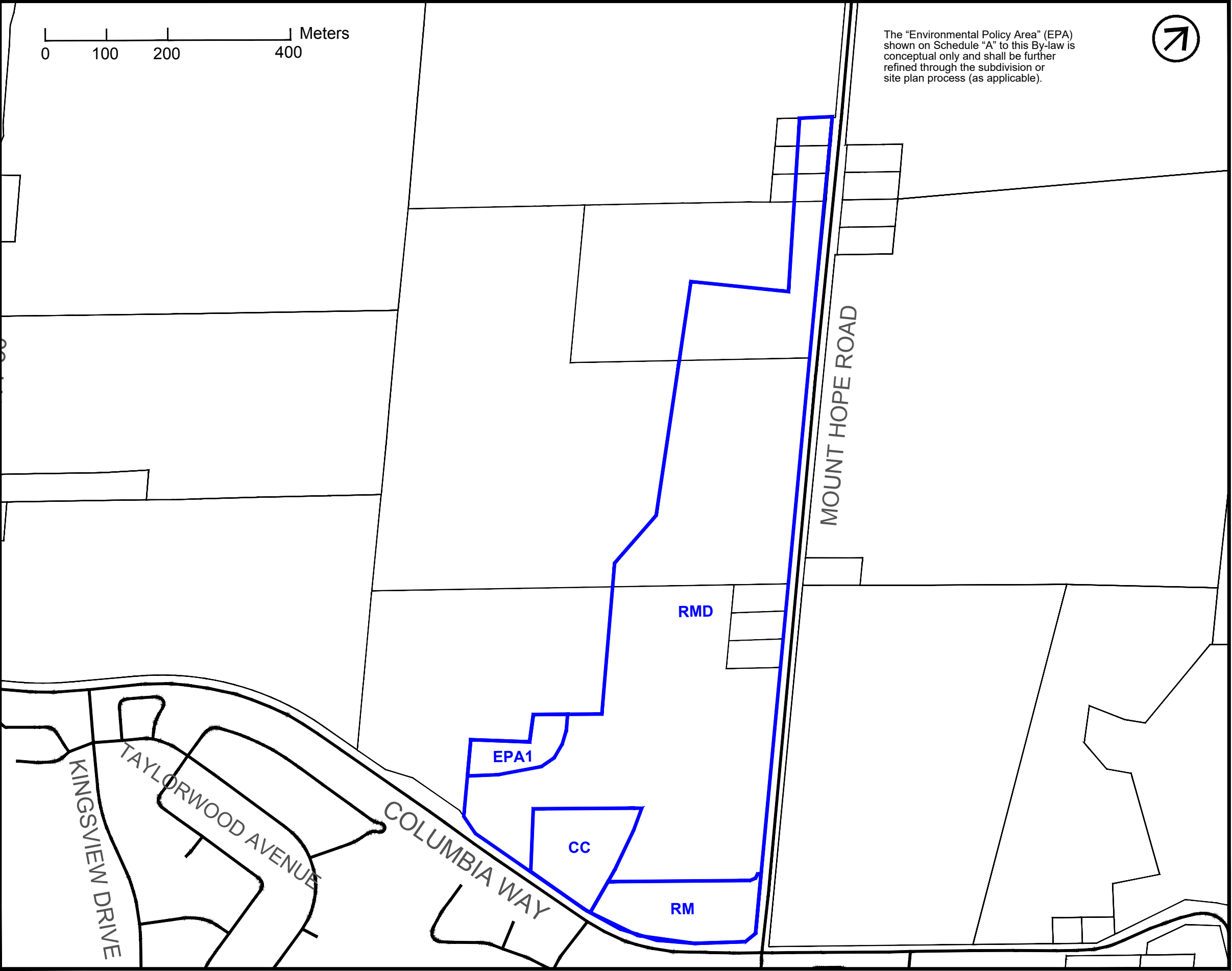
- (1) Except 1.5 m to a garage abutting a rear lane with a minimum of 5 metres between the detached garage and the dwelling unit.
- (2) Except no interior side yard is required where abutting lots share an above grade common wall.
- (3) Applies to front yard only.
2. In addition to those listed in Table 7.1, the following additional uses are permitted in the Core Commercial “CC” Zone:
- i. Bakery*
 - ii. Day Nursery*
 - iii. Pharmacy*
 - iv. Commercial School*

3. Notwithstanding Table 5 of Zoning By-law 2006-50, the uses permitted in the Core Commercial “CC” Zone shall be subject to a parking rate of 3.5 spaces per 100 m² of *gross floor area*.
4. The following definitions apply:
 - i. **Commercial School** mean a teaching and training center, operated for gain or profit, in which instruction in a trade, skill or service is provided.
 - ii. **Dwelling, Stacked Townhouse** means a building containing more than 4 dwelling units, each dwelling unit being separated from the other vertically and horizontally and each dwelling unit having a private entrance from outside.
 - iii. **Dwelling, Back to Back Stacked Townhouse** means a building containing more than six dwelling units, where dwelling units are separated from the each other through a combination of vertically including a common rear wall and horizontally common walls and whereby each dwelling unit has an independent entrance either directly from the outside or through a common vestibule but does not include a common corridor system.
 - iv. **Outdoor Amenity Space** means outdoor space including a *balcony* or a roof area that is for the exclusive use of the occupants of a dwelling unit for their personal recreational or social activities.
5. Schedule “A”, Zone Map 21 of By-law 2006-50, as amended is further amended for Part 1 Plan 43R-37026, Part 1 Plan 43R-37027, Part 1 Plan 43R 4880, Part 1 Plan 43R-18117, Parts 1, 2, 3 & 4 on Plan 43R-17592 and Parts 1 & 2 on Plan 43R-22592, Parts 1, 2 & 3 on Plan 43R-7218, Parts 4 & 5 on Plan 43R- 7218 Town of Caledon, Regional Municipality of Peel, from Agricultural “A1” and Environmental Policy Area 2 “EPA2” to Mixed Density Residential “RMD-H-DD”, Multiple Residential “RM-H-DD”, Environmental Policy Area 1 “EPA1” and Core Commercial “CC-H-DD” Zones in accordance with Schedule “A” attached hereto. Minor adjustments to the Zone Boundaries shown Schedule “A” can be made without amendment to the by-law to reflect the final approved plan.
6. A holding provision (H) shall apply to the lands shown on Schedule “A” to this By-law and shall not be lifted until the following conditions have been met:
 - a) A subdivision agreement or a site plan agreement (as applicable) between the landowner and the Town has been executed, including but limited to a determination of the limits and extent of the Environmental Policy Area zone, as described in the note on Schedule “A” to this By-law;
7. Pursuant to subsections 24(2) and 24(2.1) of the of the *Planning Act*, this By-law shall only come into full force and effect upon Official Plan Amendment No. coming into full force and effect

Read three times and finally
passed in open Council on the
[XX] day of [XXXXXX], [20XX].

Annette Groves, Mayor


Kevin Klingenberg, Clerk



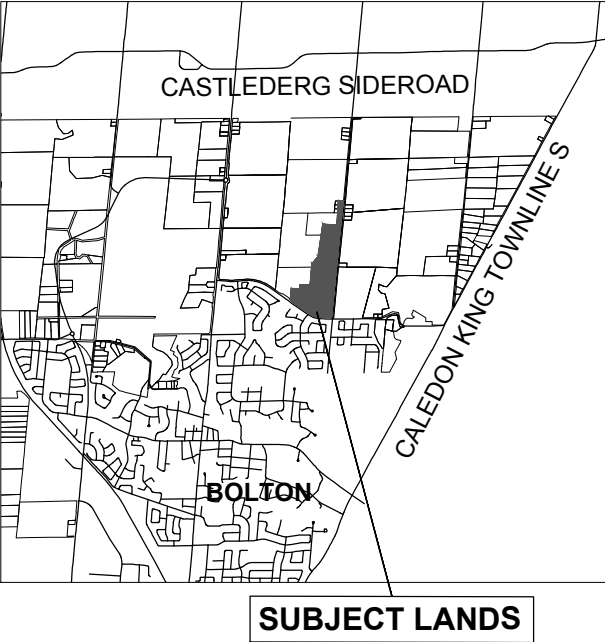
Schedule A
By-law 2024-XXX

Part 1 Plan 43R-37026, Part 1 Plan 43R-37027, Part 1 Plan 43R 4880, Part 1 Plan 43R-18117, Parts 1, 2, 3 & 4 on Plan 43R-17592 and Parts 1 & 2 on Plan 43R-22592, Parts 1, 2 & 3 on Plan 43R-7218, Parts 4 & 5 on Plan 43R- 7218
Town of Caledon, Regional Municipality of Peel.

Legend

 Lands to be rezoned to the zones identified on this Schedule

Key Map



Date: March 11, 2024

File: XXX

A9

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2024-XXXX

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part of Lot 18, Concessions 2 and 3, East of Hurontario Street (Chinguacousy), Town of Caledon, Regional Municipality of Peel.

WHEREAS Section 34 of the Planning Act, as amended, permits the councils of local municipalities to pass zoning by-laws for prohibiting the use of land or the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law;

AND WHEREAS the Council of The Corporation of the Town of Caledon considers it desirable to pass a zoning by-law to permit the use of Part of Lot 18, Concessions 2 and 3, East of Hurontario Street (Chinguacousy), Town of Caledon, Regional Municipality of Peel, for mixed use purposes.

NOW THEREFORE the Council of The Corporation of the Town of Caledon enacts that By-law 2006-50 as amended, being the Comprehensive Zoning By-law for the Town of Caledon, shall be and is hereby amended as follows:

- 1. By adding the following subsections to Section 13 – EXCEPTIONS.
 - 1.1 Notwithstanding any other provisions of by-law 2006-50, the following provisions shall apply to the lands as shown on Schedule “A” of this By-law 2024-XXXX. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.
 - 1.2 The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RMD	AAA	<div>Additional Permitted Uses:</div> <ul style="list-style-type: none">- Art Gallery- Artist Studio and Gallery- Business Office- Clinic- Dry Cleaning or Laundry Outlet- Dwelling, Back-to-Back Townhouse- Dwelling, Detached, Rear-Lane- Dwelling, Semi-Detached, Rear-Lane- Dwelling, Stacked Townhouse- Dwelling, Townhouse, Rear-Lane- Home Occupation- Live-Work Unit- Outdoor Display or Sales Area, Accessory- Patio, Outdoor- Personal Service Shop- Recreation, Non-Intensive- Restaurant- Retail Store	<div>DEFINITIONS</div> <div>Amenity Space For the purposes of this zone, means an outdoor area used exclusively for the enjoyment of the outdoor environment and may include landscaped areas, patios, porches, privacy areas, balconies, terraces, decks and similar areas.</div> <div>Dwelling, Stacked Townhouse For the purposes of this zone, means a building containing four or more dwelling units in which each dwelling unit is divided both horizontally and vertically from another dwelling unit by a common wall;</div> <div>Lot Frontage In the case of a corner lot, the lot frontage shall be calculated as if the front and exterior side lot lines were extended to their point of intersection.</div> <div>Lot Line, Front For the purposes of this zone, where a lot contains a Rear-Lane dwelling the Front Lot Line shall be the lot line opposite to the lot line traversed by a driveway.</div> <div>Rear-Lane For the purposes of this zone, means a dwelling with a driveway access to a private or public</div>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p><i>street</i> or <i>Lane</i> adjacent to the <i>rear lot line</i>.</p> <p style="text-align: center;">REGULATIONS</p> <p>Access Regulations Notwithstanding Section 4.3.1, a <i>rear-lane dwelling</i> and associated accessory structures may be erected on a <i>lot</i> without frontage and access to a public or private <i>street</i>, provided driveway access to the rear lot line is available from a public or private <i>street</i> or <i>Lane</i>.</p> <p>For the purposes of this <i>zone</i>, Sections 4.3.3 (minimum <i>entrance setback</i>) and 4.3.4 (minimum <i>entrance separation</i>) shall not apply.</p> <p>Air Conditioners and Heat Pumps Air Conditioners and Heat Pumps are permitted in all <i>yards</i> provided where an Air Conditioner or Heat Pump is located in a <i>Front Yard</i> or <i>Exterior Side Yard</i>, it shall be screened from public view or located on a balcony.</p> <p>Detached or Dual Garage For the purposes of this <i>zone</i>, a detached or <i>dual garage</i> with <i>driveway</i> access to a <i>lane</i> shall:</p> <ul style="list-style-type: none">a) Comply with the minimum <i>yard</i> requirements of the <i>lot</i>, except in the case of a <i>dual garage</i>, or portion thereof, no minimum <i>side yard</i> requirement shall apply where a dual garage is divided vertically into 2 separate private garages on a <i>lot line</i>.b) Not be subject to Section 4.2.2c) Not exceed the <i>Building Height</i> of the <i>main building</i> on the <i>lot</i>. <p>Model Homes and Temporary Sales Structure Notwithstanding Section 4.24 (Model Homes and Temporary Sales Structures), for the purposes of this <i>zone</i>:</p> <ul style="list-style-type: none">a) a maximum of ten (10) dry or serviced model homes shall be permitted on lands with draft plan approval.b) Any number of temporary sales <i>structures</i> may be located on lands which are the subject of a draft approved plan of subdivision subject to Subsections 4.24.5 a), b), and c). <p>Sight Triangles Notwithstanding Section 4.38.2 (<i>Sight Triangles</i>) no sight triangle shall be required where a curved or triangular area of land abutting a corner lot has been incorporated into the public right-of-way. No minimum <i>yard</i> or <i>setback</i> is required from a lot line abutting such curved or triangular area of land.</p> <p>Size of Parking Spaces For the purpose of this <i>zone</i>, the minimum size of a <i>parking space</i> shall be 2.75m in width and 5.8m in length.</p> <p>Residential Parking Requirements Notwithstanding Section 5.2.2 (<i>Residential</i></p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p><i>Parking Requirements</i>), no visitor parking spaces are required for a <i>dwelling, back-to-back townhouse</i>, having frontage on a public <i>street</i>.</p> <p>Visitor Parking In the case of dwellings tied to a common element condominium or on a <i>lot</i> with four or more dwelling units, visitor parking shall be provided at a rate of 0.25 spaces per <i>unit</i>, unless otherwise specified in this <i>zone</i>.</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For a Dwelling, Detached and Dwelling, Detached, Rear-Lane:</p> <p>Lot Area (minimum): nil Lot Frontage (minimum): <i>Dwelling, Detached:</i> 9m <i>Dwelling, Detached, Rear-Lane:</i> 7.8m Building Area (maximum): N/A Backyard Amenity Area (minimum): nil Front Yard (minimum) Front wall of attached <i>private garage:</i> 5.5m Front wall of <i>main building:</i> 2.5m Exterior Side Yard (minimum) To a <i>private garage</i> facing an <i>exterior side lot line:</i> 5.5m To a <i>main building:</i> 2.0m Exterior Side Yard abutting a Lane (minimum) To a <i>private garage</i> facing an <i>exterior side lot line:</i> 5.5m To a <i>main building:</i> 1.2m Rear Yard (minimum): For a <i>Dwelling, Detached:</i> 6m For a <i>Dwelling, Detached, Rear-Lane</i> abutting a <i>Lane:</i> 0.5m For a <i>Dwelling, Detached, Rear-Lane</i> abutting a <i>Street:</i> To an attached <i>private garage:</i> 5.5m To a <i>main building:</i> 2.5m Interior Side Yard (minimum): One side: 0.6m Other side: 1.2m Building Height (maximum) 14m Landscape Area (minimum) nil</p> <p>For a Dwelling, Semi-Detached and Dwelling, Semi-Detached, Rear-Lane:</p> <p>Lot Area (minimum) nil Lot Frontage (minimum) <i>Interior Lot:</i> 6.8m <i>Corner Lot:</i> 7.6m Building Area (maximum): N/A Backyard Amenity Area (minimum): nil Front Yard (minimum) Front wall of attached <i>private garage:</i> 5.5m Front wall of <i>main building:</i> 2.5m Exterior Side Yard (minimum): To a <i>private garage</i> facing an <i>exterior side lot line:</i> 5.5m To a <i>main building:</i> 2.0m Exterior Side Yard abutting a Lane (minimum) To a <i>private garage</i> facing an <i>exterior side lot line:</i> 5.5m To a <i>main building:</i> 1.2m Rear Yard (minimum) For a <i>Dwelling, Demi-Detached:</i> 6m For a <i>Dwelling, Semi-Detached, Rear-Lane</i> abutting a <i>Lane:</i> 0.5m</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>For a <i>Dwelling, Semi-Detached, Rear-Lane</i> abutting a <i>Street</i>:</p> <p>To an attached <i>private garage</i>: 5.5m</p> <p>To a <i>main building</i>: 2.5m</p> <p>Interior Side Yard (minimum):</p> <p>To a <i>main building</i>: 0.9m</p> <p>Between attached <i>dwelling units</i>: nil</p> <p>Building Height (maximum) 14m</p> <p>Landscape Area (minimum) nil</p> <p>For a Dwelling, Townhouse and Dwelling, Townhouse, Rear-Lane:</p> <p>Lot Area (minimum) nil</p> <p>Lot Frontage (minimum)</p> <p><i>Interior Lot</i>: 5.5m</p> <p><i>End Lot or Corner Lot</i>: 7m</p> <p>Building Area (maximum): N/A</p> <p>Backyard Amenity Area (minimum): nil</p> <p>Front Yard (minimum)</p> <p>Front wall of attached <i>private garage</i>: 5.5m</p> <p>Front wall of <i>main building</i>: 2.5m</p> <p>Exterior Side Yard (minimum):</p> <p>To a <i>private garage</i> facing an <i>exterior side lot line</i>: 5.5m</p> <p>To a <i>main building</i>: 2.0m</p> <p>Exterior Side Yard abutting a Lane (minimum)</p> <p>To a <i>private garage</i> facing an <i>exterior side lot line</i>: 5.5m</p> <p>To a <i>main building</i>: 1.2m</p> <p>Rear Yard (minimum)</p> <p>For a <i>Dwelling, Townhouse</i>: 6m</p> <p>For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Lane</i>: 0.5m</p> <p>For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Street</i>:</p> <p>To an attached <i>private garage</i>: 5.5m</p> <p>To a <i>main building</i>: 2.5m</p> <p>Interior Side Yard (minimum):</p> <p>To a <i>main building</i>: 1.5m</p> <p>Between attached <i>dwelling units</i>: nil</p> <p>Building Height (maximum) 14m</p> <p>Landscape Area (minimum) nil</p> <p>Amenity Space (minimum): 3.5m² per rear-lane dwelling unit</p> <p>For a Dwelling, Back-to-Back Townhouse:</p> <p>Lot Area (minimum) nil</p> <p>Lot Frontage (minimum)</p> <p><i>Interior Lot</i>: 5.5m</p> <p><i>End Lot or Corner Lot</i>: 7m</p> <p>Building Area (maximum): N/A</p> <p>Backyard Amenity Area (minimum): nil</p> <p>Front Yard (minimum)</p> <p>Front wall of attached <i>private garage</i>: 5.5m</p> <p>Front wall of <i>main building</i>: 2.5m</p> <p>Exterior Side Yard (minimum): 2.0m</p> <p>Exterior Side Yard abutting a Lane (minimum)</p> <p>To a <i>private garage</i> facing an <i>exterior side lot line</i>: 5.5m</p> <p>To a <i>main building</i>: 1.2m</p> <p>Rear Yard (minimum) nil</p> <p>Interior Side Yard (minimum):</p> <p>To a <i>main building</i>: 1.2m</p> <p>Between attached <i>dwelling units</i>: nil</p> <p>Building Height (maximum) 14m</p> <p>Landscape Area (minimum) nil</p> <p>Contiguous Dwelling Units (maximum): 16</p> <p>Dimensions of a Contiguous Structure (maximum): 8 dwelling units wide by 2 dwelling units deep</p> <p>Amenity Space (minimum):</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>3.5m² per <i>dwelling unit</i></p> <p>For a Dwelling, Stacked Townhouse:</p> <p>Lot Area (minimum) nil</p> <p>Lot Frontage (minimum) nil</p> <p>Building Area (maximum): N/A</p> <p>Backyard Amenity Area (minimum): nil</p> <p>Front Yard (minimum) 3m</p> <p>Exterior Side Yard (minimum): 3m</p> <p>Rear Yard (minimum): 3m</p> <p>Interior Side Yard (minimum): 3m</p> <p>Building Height (maximum) 18m</p> <p>Landscape Area (minimum) nil</p> <p>Parking Requirements (minimum):</p> <p>Residents: 1 <i>parking space</i> per <i>dwelling unit</i></p> <p>Visitors: 0.15 <i>parking space</i> per <i>dwelling unit</i></p> <p>Amenity Space (minimum): 3.5m² per <i>dwelling unit</i></p> <p>For a Live-Work Unit:</p> <p>A <i>Live-Work Unit</i> shall be limited to the following non-residential uses in addition to a <i>dwelling unit</i>:</p> <ul style="list-style-type: none"> a) <i>Art Gallery</i> b) <i>Artist Studio and Gallery</i> c) <i>Business Office</i> d) <i>Clinic</i> e) <i>Dry Cleaning or Laundry Outlet</i> f) <i>Personal Service Shop</i> g) <i>Restaurant</i> h) <i>Retail Store</i> <p>Lot Area (minimum) nil</p> <p>Lot Frontage (minimum)</p> <p><i>Interior Lot:</i> 6.0m</p> <p><i>End Lot or Corner Lot:</i> 7.5m</p> <p>Building Area (maximum): N/A</p> <p>Backyard Amenity Area (minimum): nil</p> <p>Front Yard (minimum): 2.5m</p> <p>Exterior Side Yard (minimum): 2m</p> <p>Exterior Side Yard abutting a Lane (minimum) 1.2m</p> <p>Rear Yard (minimum)</p> <p><i>Abutting a Lane:</i> 0.5m</p> <p><i>Abutting a Street:</i></p> <p>To an attached <i>private garage</i>: 5.5m</p> <p>To a <i>main building</i>: 2.5m</p> <p>Interior Side Yard (minimum):</p> <p>To a <i>main building</i>: 1.5m</p> <p>Between attached <i>Live-Work units</i>: nil</p> <p>Building Height (maximum) 14m</p> <p>Landscape Area (minimum) nil</p> <p>Parking Requirements (minimum):</p> <p>3 <i>parking spaces</i> per <i>Live-Work unit</i></p> <p>Amenity Space (minimum): 3.5m² per <i>dwelling unit</i></p> <p>Non-Residential Floor Area, Gross Leasable (minimum): 50m² per <i>Live-Work Unit</i></p> <p>Where a lot is used for a Park purpose, the provisions of Section 12 (Open Space Zone) shall apply.</p> <p>PERMITTED ENCROACHMENTS</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Into a required <i>Yard, Front:</i></p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, terrace, canopy or portico, including stairs or steps (maximum):</p> <p style="text-align: right;">2m provided a <i>setback</i> of 0.5m is maintained to the <i>lot line, front</i>.</p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum): 1m</p> <p>Into a required <i>Yard, Exterior Side:</i></p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, terrace, canopy or portico, including stairs or steps (maximum):</p> <p style="text-align: right;">2m provided a <i>setback</i> of 0.5m is maintained to the <i>lot line, exterior side</i>.</p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum): 1m</p> <p>A fireplace, chimney or vent (maximum): 0.6m</p> <p>Into a required <i>Yard, Rear:</i></p> <p>In the case of a <i>dwelling, detached, dwelling semi-detached, and dwelling, townhouse:</i></p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, canopy or portico, including stairs or steps (maximum): 2.5m</p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum): 1m</p> <p>An open-roofed porch, uncovered terrace, deck off the main floor, inclusive of stairs or steps: To within 1.2m of a <i>lot line, rear</i>.</p> <p>A fireplace, chimney or vent (maximum): 1.2m</p> <p>In the case of a <i>dwelling, rear-lane</i> where the <i>lot line, rear</i> abuts a <i>street</i> that is not a <i>lane:</i></p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, canopy or portico, including stairs or steps (maximum):</p> <p style="text-align: right;">2m provided a <i>setback</i> of 0.5m is maintained to the <i>lot line, front</i>.</p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum): 1m</p> <p>Into a <i>Yard, Interior Side:</i></p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, canopy or portico, including stairs or steps (maximum):</p> <p style="text-align: right;">0.6m provided a <i>setback</i> of 0.6m is maintained to the <i>lot line, interior side</i>.</p> <p>A fireplace, chimney or vent (maximum): 0.6m</p> <p>In the case of a <i>dwelling, rear-lane:</i></p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum): 0.5m</p> <p>Into all <i>Yards:</i> Sills, cornices, parapets, or other similar</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>ornamental architectural features (maximum):</p> <p>0.6m extending from a <i>main building</i> wall or permitted encroachment provided that a minimum <i>setback</i> of 0.5m is maintained to a <i>lot line</i>;</p> <p>Eaves (maximum):</p> <p>0.6m from a <i>main building</i> wall or permitted encroachment provided that a minimum <i>setback</i> of 0.2m is maintained to an interior side lot line.</p> <p>Within a <i>Private Garage</i>:</p> <p>Steps, Stairs, Landings, Ramp, or barrier-free access feature (maximum):</p> <p>0.5m into a required parking space.</p> <p>Refuse Bins (maximum):</p> <p>Entirely within a required parking space.</p>
RMD	BBB	<p>Additional permitted Uses:</p> <ul style="list-style-type: none"> - <i>Art Gallery</i> - <i>Artist Studio and Gallery</i> - <i>Building, Apartment</i> - <i>Business Office</i> - <i>Clinic</i> - - <i>Dry Cleaning or Laundry Outlet</i> - <i>Dwelling, Back-to-Back Townhouse</i> - <i>Dwelling, Stacked Townhouse</i> - <i>Dwelling, Townhouse, Rear-Lane</i> - <i>Live-Work Unit</i> - <i>Outdoor Display or Sales Area, Accessory</i> - <i>Patio, Outdoor</i> - <i>Personal Service Shop</i> - <i>Recreation, Non-Intensive</i> - <i>Restaurant</i> - <i>Retail Store</i> 	<p>DEFINITIONS</p> <p><i>Amenity Space</i> For the purposes of this zone, means an outdoor area used exclusively for the enjoyment of the outdoor environment and may include landscaped areas, patios, porches, privacy areas, balconies, terraces, decks and similar areas.</p> <p><i>Dwelling, Stacked Townhouse</i> For the purposes of this zone, means a building containing four or more <i>dwelling units</i> in which each <i>dwelling unit</i> is divided both horizontally and vertically from another <i>dwelling unit</i> by a common wall;</p> <p><i>Lot Frontage</i> In the case of a <i>corner lot</i>, the <i>lot frontage</i> shall be calculated as if the <i>front</i> and <i>exterior side lot lines</i> were extended to their point of intersection.</p> <p><i>Lot Line, Front</i> For the purposes of this zone, where a lot contains a <i>Rear-Lane dwelling</i> the <i>Front Lot Line</i> shall be the <i>lot line</i> opposite to the <i>lot line</i> traversed by a <i>driveway</i>.</p> <p><i>Rear-Lane</i> For the purposes of this zone, means a <i>dwelling</i> with a <i>driveway</i> access to a private or public <i>street</i> or <i>Lane</i> adjacent to the <i>rear lot line</i>.</p> <p>REGULATIONS</p> <p><i>Access Regulations</i> Notwithstanding Section 4.3.1, a <i>rear-lane dwelling</i> and associated accessory structures may be erected on a <i>lot</i> without frontage and access to a public or private <i>street</i>, provided driveway access to the rear lot line is available from a public or private <i>street</i> or <i>Lane</i>.</p> <p>For the purposes of this zone, Sections 4.3.3 (minimum <i>entrance setback</i>) and 4.3.4 (minimum <i>entrance separation</i>) shall not apply.</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Air Conditioners and Heat Pumps Air Conditioners and Heat Pumps are permitted in all <i>yards</i> provided where an Air Conditioner or Heat Pump is located in a <i>Front Yard</i> or <i>Exterior Side Yard</i>, it shall be screened from public view or located on a balcony.</p> <p>Detached or Dual Garage For the purposes of this <i>zone</i>, a detached or <i>dual garage</i> with <i>driveway</i> access to a <i>lane</i> shall:</p> <ul style="list-style-type: none">d) Comply with the minimum <i>yard</i> requirements of the <i>lot</i>, except in the case of a <i>dual garage</i>, or portion thereof, no minimum <i>side yard</i> requirement shall apply where a dual garage is divided vertically into 2 separate private garages on a <i>lot line</i>.e) Not be subject to Section 4.2.2f) Not exceed the <i>Building Height</i> of the <i>main building</i> on the <i>lot</i>. <p>Model Homes and Temporary Sales Structure Notwithstanding Section 4.24 (Model Homes and Temporary Sales Structures), for the purposes of this <i>zone</i>:</p> <ul style="list-style-type: none">c) a maximum of ten (10) dry or serviced model homes shall be permitted on lands with draft plan approval.d) Any number of temporary sales <i>structures</i> may be located on lands which are the subject of a draft approved plan of subdivision subject to Subsections 4.24.5 a), b), and c). <p>Sight Triangles Notwithstanding Section 4.38.2 (<i>Sight Triangles</i>) no sight triangle shall be required where a curved or triangular area of land abutting a corner lot has been incorporated into the public right-of-way. No minimum <i>yard</i> or <i>setback</i> is required from a lot line abutting such curved or triangular area of land.</p> <p>Size of Parking Spaces For the purpose of this <i>zone</i>, the minimum size of a <i>parking space</i> shall be 2.75m in width and 5.8m in length.</p> <p>Residential Parking Requirements Notwithstanding Section 5.2.2 (<i>Residential Parking Requirements</i>), no visitor parking spaces are required for a <i>dwelling</i>, <i>back-to-back townhouse</i>, having frontage on a public <i>street</i>.</p> <p>Visitor Parking In the case of dwellings tied to a common element condominium or on a <i>lot</i> with four or more dwelling units, visitor parking shall be provided at a rate of 0.25 spaces per <i>unit</i>, unless otherwise specified in this <i>zone</i>.</p> <p>ZONE STANDARDS</p> <p>For a Dwelling, Townhouse and Dwelling, Townhouse, Rear-Lane:</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p> Lot Area (minimum) nil Lot Frontage (minimum) <i>Interior Lot:</i> 5.5m <i>End Lot or Corner Lot:</i> 7m Building Area (maximum): N/A Backyard Amenity Area (minimum): nil Front Yard (minimum) Front wall of attached <i>private garage</i>: 5.5m Front wall of <i>main building</i>: 2.5m Exterior Side Yard (minimum): To a <i>private garage</i> facing an <i>exterior side lot line</i>: 5.5m To a <i>main building</i>: 2.0m Exterior Side Yard abutting a Lane (minimum) To a <i>private garage</i> facing an <i>exterior side lot line</i>: 5.5m To a <i>main building</i>: 1.2m Rear Yard (minimum) For a <i>Dwelling, Townhouse</i>: 6m For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Lane</i>: 0.5m For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Street</i>: To an attached <i>private garage</i>: 5.5m To a <i>main building</i>: 2.5m Interior Side Yard (minimum): To a <i>main building</i>: 1.5m Between attached <i>dwelling units</i>: nil Building Height (maximum) 14m Landscape Area (minimum) nil Amenity Space (minimum): 3.5m² per rear-lane dwelling unit </p> <p>For a Dwelling, Back-to-Back Townhouse:</p> <p> Lot Area (minimum) nil Lot Frontage (minimum) <i>Interior Lot:</i> 5.5m <i>End Lot or Corner Lot:</i> 7m Building Area (maximum): N/A Backyard Amenity Area (minimum): nil Front Yard (minimum) Front wall of attached <i>private garage</i>: 5.5m Front wall of <i>main building</i>: 2.5m Exterior Side Yard (minimum): 2.0m Exterior Side Yard abutting a Lane (minimum) To a <i>private garage</i> facing an <i>exterior side lot line</i>: 5.5m To a <i>main building</i>: 1.2m Rear Yard (minimum) nil Interior Side Yard (minimum): To a <i>main building</i>: 1.2m Between attached <i>dwelling units</i>: nil Building Height (maximum) 14m Landscape Area (minimum) nil Contiguous Dwelling Units (maximum): 16 Dimensions of a Contiguous Structure (maximum): 8 dwelling units wide by 2 dwelling units deep Amenity Space (minimum): 3.5m² per dwelling unit </p> <p>For a Dwelling, Stacked Townhouse:</p> <p> Lot Area (minimum) nil Lot Frontage (minimum) nil Building Area (maximum): N/A Backyard Amenity Area (minimum): nil Front Yard (minimum) 3m Exterior Side Yard (minimum): 3m Rear Yard (minimum): 3m </p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Interior Side Yard (minimum): 3m</p> <p>Building Height (maximum) 18m</p> <p>Landscape Area (minimum) nil</p> <p>Parking Requirements (minimum): Residents: 1 <i>parking space</i> per <i>dwelling unit</i> Visitors: 0.15 <i>parking space</i> per <i>dwelling unit</i></p> <p>Amenity Space (minimum): 3.5m² per <i>dwelling unit</i></p> <p>For a Building, Apartment:</p> <p>Lot Area (minimum) nil</p> <p>Lot Frontage (minimum) nil</p> <p>Building Area (maximum): N/A</p> <p>Front Yard (minimum) 4.5m</p> <p>Exterior Side Yard (minimum): 4.5m</p> <p>Rear Yard (minimum): 4.5m</p> <p>Interior Side Yard (minimum): 4.5m</p> <p>Building Height (maximum) 45m</p> <p>Landscape Area (minimum) nil</p> <p>Parking Requirements (minimum): Residents: 1 <i>parking space</i> per <i>dwelling unit</i> Visitors: 0.15 <i>parking space</i> per <i>dwelling unit</i></p> <p>Bicycle Parking Requirements (minimum): Residents: 0.5 <i>space</i> per <i>dwelling unit</i> Visitors: 0.1 <i>space</i> per <i>dwelling unit</i></p> <p>Amenity Space (minimum): 2m² per <i>dwelling unit</i></p> <p>For a Live-Work Unit:</p> <p>A <i>Live-Work Unit</i> shall be limited to the following non-residential uses in addition to a <i>dwelling unit</i>:</p> <ul style="list-style-type: none"> i) <i>Art Gallery</i> j) <i>Artist Studio and Gallery</i> k) <i>Business Office</i> l) <i>Clinic</i> m) <i>Dry Cleaning or Laundry Outlet</i> n) <i>Personal Service Shop</i> o) <i>Restaurant</i> p) <i>Retail Store</i> <p>Lot Area (minimum) nil</p> <p>Lot Frontage (minimum) <i>Interior Lot:</i> 6.0m <i>End Lot or Corner Lot:</i> 7.5m</p> <p>Building Area (maximum): N/A</p> <p>Backyard Amenity Area (minimum): nil</p> <p>Front Yard (minimum): 2.5m</p> <p>Exterior Side Yard (minimum): 2m</p> <p>Exterior Side Yard abutting a Lane (minimum) 1.2m</p> <p>Rear Yard (minimum) Abutting a <i>Lane:</i> 0.5m Abutting a <i>Street:</i> To an attached <i>private garage:</i> 5.5m To a <i>main building:</i> 2.5m</p> <p>Interior Side Yard (minimum): To a <i>main building:</i> 1.5m Between attached <i>Live-Work units:</i> nil</p> <p>Building Height (maximum) 14m</p> <p>Landscape Area (minimum) nil</p> <p>Parking Requirements (minimum): 3 <i>parking spaces</i> per <i>Live-Work unit</i></p> <p>Amenity Space (minimum): 3.5m² per <i>dwelling unit</i></p> <p>Non-Residential Floor Area, Gross Leasable (minimum): 50m² per <i>Live-Work Unit</i></p> <p>Where a lot is used for a Park purpose, the</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>provisions of Section 12 (Open Space Zone) shall apply.</p> <p>PERMITTED ENCROACHMENTS</p> <p>Into a required <i>Yard, Front</i>:</p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, terrace, canopy or portico, including stairs or steps (maximum):</p> <p>2m provided a <i>setback</i> of 0.5m is maintained to the <i>lot line, front</i>.</p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum): 1m</p> <p>Into a required <i>Yard, Exterior Side</i>:</p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, terrace, canopy or portico, including stairs or steps (maximum):</p> <p>2m provided a <i>setback</i> of 0.5m is maintained to the <i>lot line, exterior side</i>.</p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum): 1m</p> <p>A fireplace, chimney or vent (maximum): 0.6m</p> <p>Into a required <i>Yard, Rear</i>:</p> <p>In the case of a <i>dwelling, detached, dwelling semi-detached, and dwelling, townhouse</i>:</p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, canopy or portico, including stairs or steps (maximum): 2.5m</p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum): 1m</p> <p>An open-roofed porch, uncovered terrace, deck off the main floor, inclusive of stairs or steps: To within 1.2m of a <i>lot line, rear</i>.</p> <p>A fireplace, chimney or vent (maximum): 1.2m</p> <p>In the case of a <i>dwelling, rear-lane</i> where the <i>lot line, rear</i> abuts a <i>street</i> that is not a <i>lane</i>:</p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, canopy or portico, including stairs or steps (maximum):</p> <p>2m provided a <i>setback</i> of 0.5m is maintained to the <i>lot line, front</i>.</p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum): 1m</p> <p>Into a <i>Yard, Interior Side</i>:</p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, canopy or portico, including stairs or steps (maximum):</p> <p>0.6m provided a <i>setback</i> of 0.6m is maintained to the <i>lot line, interior side</i>.</p> <p>A fireplace, chimney or vent (maximum): 0.6m</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>In the case of a <i>dwelling, rear-lane</i>:</p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum): 0.5m</p> <p>Into all <i>Yards</i>: Sills, cornices, parapets, or other similar ornamental architectural features (maximum):</p> <p>0.6m extending from a <i>main building</i> wall or permitted encroachment provided that a minimum <i>setback</i> of 0.5m is maintained to a <i>lot line</i>;</p> <p>Eaves (maximum): 0.6m from a <i>main building</i> wall or permitted encroachment provided that a minimum <i>setback</i> of 0.2m is maintained to an interior side lot line.</p> <p>Within a <i>Private Garage</i>:</p> <p>Steps, Stairs, Landings, Ramp, or barrier-free access feature (maximum): 0.5m into a required parking space.</p> <p>Refuse Bins (maximum): Entirely within a required parking space.</p>
RMD	CCC	<p>Additional permitted Uses:</p> <ul style="list-style-type: none"> - <i>Adult Day Centre</i> - <i>Amusement Arcade</i> - <i>Animal Hospital</i> - <i>Art Gallery</i> - <i>Artist Studio and Gallery</i> - <i>Automotive Store</i> - <i>Bakery</i> - <i>Establishments</i> - <i>Building, Apartment</i> - <i>Building, Apartment, Senior Citizens</i> - <i>Building, Mixed Use</i> - <i>Business Office</i> - <i>Clinic</i> - <i>Conference Centre</i> - <i>Convenience Store</i> - <i>Crisis Care Facility</i> - <i>Cultural Centre</i> - <i>Day Nursery</i> - <i>Dry Cleaning or Laundry Outlet</i> - <i>Dwelling, Stacked Townhouse</i> - <i>Financial Institution</i> - <i>Fitness Centre</i> - <i>Furniture Showroom</i> - <i>Grocery Store</i> - <i>Home Occupation</i> - <i>Hotel</i> - <i>Laboratory, Medical</i> - <i>Laundromat</i> - <i>Live-Work Unit</i> - <i>Long-Term Care Facility</i> - <i>Medical Centre</i> - <i>Merchandise Service Shop</i> - <i>Motor Vehicle Gas Bar</i> - <i>Motor Vehicle Service Centre</i> - <i>Motor Vehicle Washing</i> 	<p>DEFINITIONS</p> <p><i>Amenity Space</i> For the purposes of this <i>zone</i>, means an outdoor area used exclusively for the enjoyment of the outdoor environment and may include landscaped areas, patios, porches, privacy areas, balconies, terraces, decks and similar areas.</p> <p><i>Dwelling, Stacked Townhouse</i> For the purposes of this <i>zone</i>, means a building containing four or more <i>dwelling units</i> in which each <i>dwelling unit</i> is divided both horizontally and vertically from another <i>dwelling unit</i> by a common wall;</p> <p><i>Porch</i> For the purposes of this <i>zone</i>, <i>Porch</i> shall mean a platform with or without foundation or cold cellar, extending from an exterior wall of a <i>building</i> and having at least 50% of one side of the vertical planes forming the perimeter unobstructed in any manner except by railings and stairs with access to grade.</p> <p>REGULATIONS</p> <p><i>Access Regulations</i> For the purposes of this <i>zone</i>, Sections 4.3.3 (minimum <i>entrance setback</i>) and 4.3.4 (minimum <i>entrance separation</i>) shall not apply.</p> <p><i>Air Conditioners and Heat Pumps</i> Air Conditioners and Heat Pumps are permitted in all <i>yards</i> provided where an Air Conditioner or Heat Pump is located in a <i>Front Yard</i> or <i>Exterior Side Yard</i>, it shall be screened from public view or</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<div>Establishment</div> <div><div>- Museum</div><div>- Outdoor Seasonal Garden Centre, Accessory</div><div>- Outdoor Display or Sales Area, Accessory</div><div>- Patio, Outdoor</div><div>- Personal Service Shop</div><div>- Pharmacy</div><div>- Place of Assembly</div><div>- Place of Entertainment</div><div>- Place of Worship</div><div>- Printing and Processing Service Shop</div><div>- Restaurant</div><div>- Retail Store</div><div>- Retail Store, Accessory</div><div>- Sales, Service and Repair Shop</div><div>- School</div><div>- Seniors Retirement Facility</div><div>- Shopping Centre</div><div>- Supermarket</div><div>- Training Facility</div><div>- Veterinary Hospital</div><div>- Video Outlet/Rental Store</div><div>- Wellness Centre</div></div> <div>located on a balcony.</div> <div>Convenience Store<div>A <i>Convenience Store</i> shall not exceed 300 m² <i>net floor area</i>.</div></div> <div>Drive-Through Service Facilities<div>Notwithstanding Section 4.10.9, no <i>planting strip</i> is required adjacent to a <i>queuing lane</i>.</div></div> <div>Illumination<div>No part of a lighting fixture shall be closer than 2.5m to a <i>lot line</i>.</div></div> <div>Model Homes and Temporary Sales Structure<div>Notwithstanding Section 4.24 (Model Homes and Temporary Sales Structures), for the purposes of this <i>zone</i>:</div><div><div>e) a maximum of ten (10) dry or serviced model homes shall be permitted on lands with draft plan approval.</div><div>f) Any number of temporary sales <i>structures</i> may be located on lands which are the subject of a draft approved plan of subdivision subject to Subsections 4.24.5 a), b), and c).</div></div></div> <div>Sight Triangles<div>Notwithstanding Section 4.38.2 (<i>Sight Triangles</i>) no sight triangle shall be required where a curved or triangular area of land abutting a corner lot has been incorporated into the public right-of-way. No minimum <i>yard</i> or <i>setback</i> is required from a lot line abutting such curved or triangular area of land.</div></div> <div>Size of Parking Spaces<div>For the purpose of this <i>zone</i>, the minimum size of a <i>parking space</i> shall be 2.75m in width and 5.5m in length.</div></div> <div><div>ZONE STANDARDS</div><div>For a Dwelling, Stacked Townhouse:<div><div><div>Lot Area (minimum)</div><div>nil</div></div><div><div>Lot Frontage (minimum)</div><div>nil</div></div><div><div>Building Area (maximum):</div><div>N/A</div></div><div><div>Backyard Amenity Area (minimum):</div><div>nil</div></div><div><div>Front Yard (minimum)</div><div>3m</div></div><div><div>Exterior Side Yard (minimum):</div><div>3m</div></div><div><div>Rear Yard (minimum):</div><div>3m</div></div><div><div>Interior Side Yard (minimum):</div><div>3m</div></div><div><div>Building Height (maximum)</div><div>18m</div></div><div><div>Landscape Area (minimum)</div><div>nil</div></div><div><div>Parking Requirements (minimum):</div><div>Residents: 1 <i>parking space</i> per <i>dwelling unit</i> Visitors: 0.15 <i>parking space</i> per <i>dwelling unit</i></div></div><div><div>Amenity Space (minimum):</div><div>3.5m² per <i>dwelling unit</i></div></div></div></div><div>For a Building, Apartment; Building, Apartment, Senior Citizen, and Building, Mixed Use:<div><div><div>Lot Area (minimum)</div><div>nil</div></div><div><div>Lot Frontage (minimum)</div><div>nil</div></div></div></div></div>	

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Building Area (maximum): N/A</p> <p>Front Yard (minimum): 4.5m</p> <p>Exterior Side Yard (minimum): 4.5m</p> <p>Rear Yard (minimum): 4.5m</p> <p>Interior Side Yard (minimum): 4.5m</p> <p>Building Height (maximum): 45m</p> <p>Landscape Area (minimum): nil</p> <p>Parking Requirements (minimum): Residents: 1 <i>parking space</i> per <i>dwelling unit</i> Visitors: 0.15 <i>parking space</i> per <i>dwelling unit</i> <i>Parking</i> for non-residential uses within a <i>building, mixed use</i> shall be provided in accordance with Section 5.2.3.</p> <p>Bicycle Parking Requirements (minimum): Residents: 0.5 space per <i>dwelling unit</i> Visitors: 0.1 space per <i>dwelling unit</i></p> <p>Amenity Space (minimum): 2m² per <i>dwelling unit</i></p> <p>For a Seniors Retirement Facility, and Long-Term Care Facility</p> <p>Lot Area (minimum): nil</p> <p>Lot Frontage (minimum): nil</p> <p>Building Area (maximum): N/A</p> <p>Front Yard (minimum): 4.5m</p> <p>Exterior Side Yard (minimum): 4.5m</p> <p>Rear Yard (minimum): 4.5m</p> <p>Interior Side Yard (minimum): 4.5m</p> <p>Building Height (maximum): 45m</p> <p>Landscape Area (minimum): nil</p> <p>Parking Requirements (minimum): For a <i>Seniors Retirement Facility</i>: Residents: 0.5 <i>parking space</i> per <i>dwelling unit</i> Visitors: 0.15 <i>parking space</i> per <i>dwelling unit</i></p> <p>Amenity Space (minimum): 2m² per <i>dwelling unit</i></p> <p>For a Shopping Centre or non-residential use not otherwise regulated in this zone:</p> <p>Setback to a Street Line (minimum): 3m</p> <p>Setback to another lot line (minimum): 6m</p> <p>Building Height (maximum): 45m</p> <p>Planting Strip (minimum): 3m along a <i>street line</i> or a <i>lot line</i> adjacent to another <i>zone</i>.</p> <p>Entrance Width (maximum): N/A</p> <p>Parking Requirements for a Shopping Centre (minimum): 1 <i>parking space</i> per 23m² of <i>net floor area</i> or portion thereof</p> <p>A <i>loading space</i> shall not be closer than 6m to a <i>street line</i> or 12m to a residential land use.</p>

- Schedule “A”, Zone Maps 8 and 9 of By-law 2006-50, as amended is further amended for Part of Lot 18, Concessions 2 and 3, East of Hurontario Street (Chinguacousy), Town of Caledon, Regional Municipality of Peel from Agricultural (A1), and Environmental Policy Area 2 (EPA2) to Mixed Density Residential – Exception AAA Holding DD (RMD-AAA-H-DD), Mixed Density Residential – Exception BBB Holding DD (RMD-BBB-H-DD), Mixed Density Residential – Exception CCC Holding DD (RMD-CCC-H-DD), and Environmental Policy Area 1 (EPA1) in accordance with Schedule “A” attached hereto.
- A holding provision (H) shall apply to the lands shown on Schedule “A” to this

By-law and shall not be lifted until the following conditions have been met:

- a) A subdivision agreement or a site plan agreement (as applicable) between the landowner and the Town has been executed, including but limited to a determination of the limits and extent of the Environmental Policy Area zone, as described in the note on Schedule “A” to this By-law;
- 3. Pursuant to subsections 24(2) and 24(2.1) of the of the *Planning Act*, this By-law shall only come into full force and effect upon Official Plan Amendment No. coming into full force and effect.

Read three times and finally passed in
open Council on the
[XX] day of [XXXXXX], [2024].

Annette Groves, Mayor


Kevin Klingenberg, Clerk

DRAFT

Schedule A
By-law 2024-__

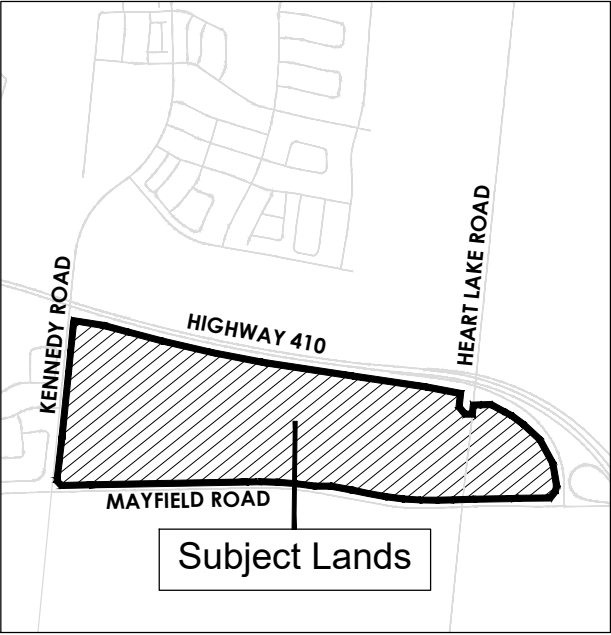
Part of Lot 18,
Concessions 2 & 3, E.H.S.
(Township of Chinguacousy)
Town of Caledon
Regional Municipality of Peel

Legend

 Lands to be rezoned to the zones
identified on this Schedule

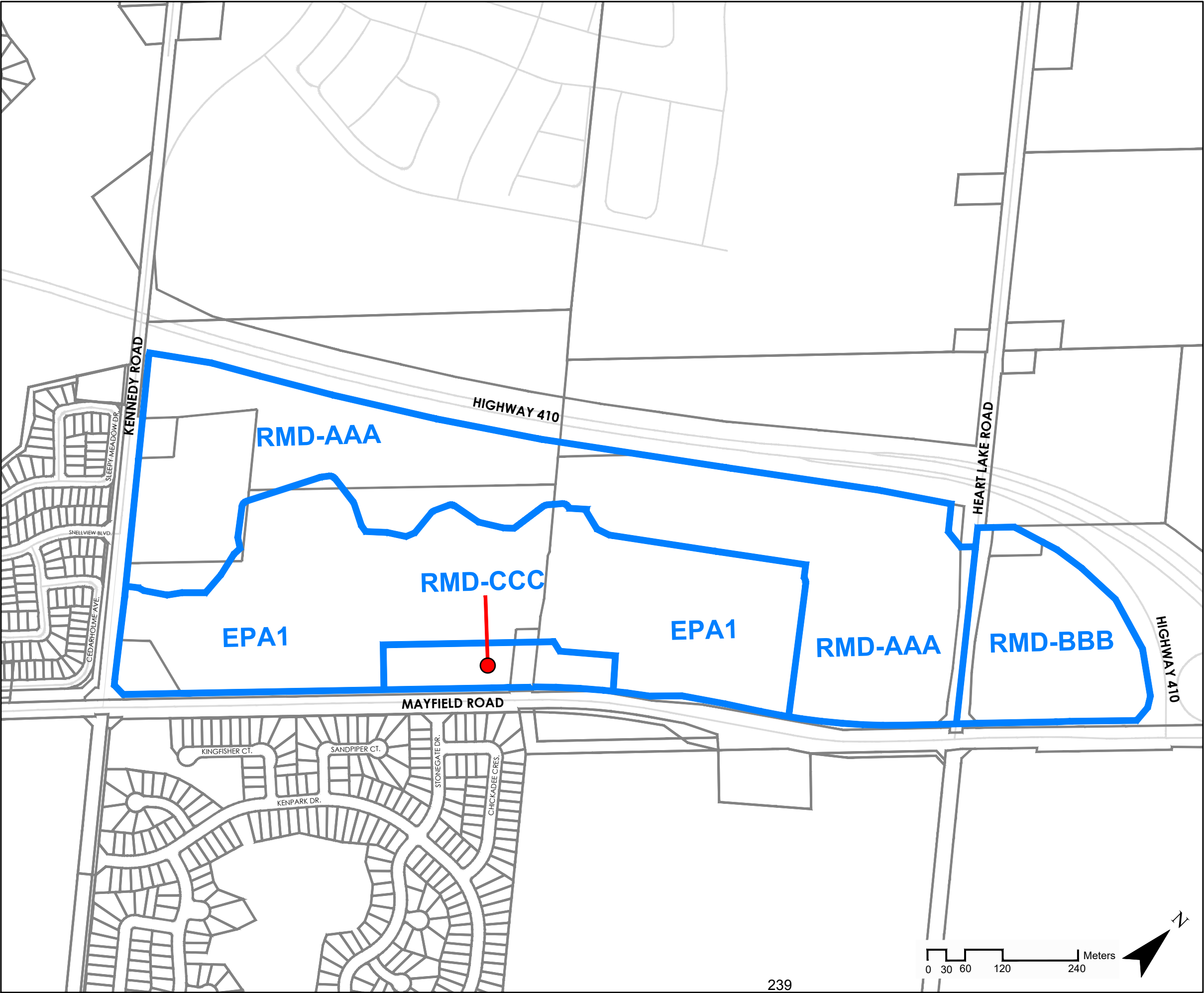
The “Environmental Policy Area” (EPA)
shown on Schedule “A” to this By-law is
conceptual only and shall be further
refined through the subdivision or
site plan process (as applicable).

Key Map



Date: March 15, 2024

File:



A10

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2022-XXXX

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part of Lots 3 and 4, Concession 7 (Albion), Town of Caledon, Regional Municipality of Peel, municipally known as 12563 & 12599 Highway 50 and 2 Industrial Road.

WHEREAS Section 34 of the *Planning Act*, as amended, permits the councils of local municipalities to pass zoning by-laws for prohibiting the use of land or the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law;

AND WHEREAS the Council of The Corporation of the Town of Caledon considers it desirable to pass a zoning by-law to permit the use of Part of Lots 3 and 4, Concession 7 (Albion), Town of Caledon, Regional Municipality of Peel, for residential mixed-use purposes.

NOW THEREFORE the Council of The Corporation of the Town of Caledon enacts that By-law 2006-50 as amended, being the Comprehensive Zoning By-law for the Town of Caledon, shall be and is hereby amended as follows:

- 1. By adding the following subsections to Section 13 – EXCEPTIONS.
 - 1.1 Notwithstanding any other provisions of by-law 2006-50, the following provisions shall apply to the lands as shown on Schedule “A” of this By-law 2024-XXXX. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.
 - 1.2 The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RM	XXX	<ul style="list-style-type: none">- Animal Hospital- Art Gallery- Bakery- Business Office- Building, Apartment- Convenience Store- Financial Institution- Fitness Centre- Furniture Showroom- Grocery Store- Home Sales Office/Presentation Centre/Décor Centre- Personal Service Shop- Restaurant- Retail Store	<p>Definitions For the purpose of this zone, <i>Home Sales Office/Presentation Centre/Décor Centre</i> means a <i>building</i> or <i>structure</i> used for the sole purpose of selling or leasing land or buildings associated with a Draft Plan of Condominium or an approved Site Plan on Schedule “A” for the lands zoned RM-XXX.</p> <p>Structure Envelope In addition to complying with applicable provisions, all <i>buildings</i> and <i>structures</i> shall only be located within the structure envelope shown on Schedule “B” S.E. Map XX.</p> <p>Permitted Encroachments Structural projections from a principal <i>building</i> are permitted to encroach, into the minimum setbacks as shown on Schedule “B” S.E. Map XX, in accordance with Table 4.2 of Section 4.26.</p> <p>Lot For the purposes of the RM-XXX zone, “lot” means the lands zoned RM-XXX, notwithstanding any subdivision of such lands.</p> <p>Lot Area (minimum) 35,000 m²</p> <p>Lot Line, Front</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>The <i>street line</i> abutting Highway 50 shall be considered the <i>front lot line</i>.</p> <p>Lot Line, Exterior The <i>street line</i> abutting Industrial Road shall be considered the <i>exterior lot line</i>.</p> <p>Dwelling Units per Lot (maximum) 2,238</p> <p>Building Area (maximum) 45%</p> <p>Landscape Area (minimum) 37%</p> <p>Privacy Yard (minimum) N/A</p> <p>Play Facility (minimum) N/A</p> <p>Parking Area Setback (minimum)</p> <p>Above Grade 4.1 m Within <i>Parking Garage</i> 1 m</p> <p>Building Height (maximum) Refer to Schedule “B” S.E. Map XX</p> <p>Height Exception For the purpose of this <i>zone</i>, the <i>building</i> or <i>structure</i> height provisions of this By-law shall not apply to mechanical equipment.</p> <p>Parking Requirements <i>Building, Apartment</i> 1 <i>parking spaces</i> per <i>dwelling unit</i> 0.25 <i>parking spaces</i> per <i>dwelling unit</i> for visitors</p> <p>Non-Residential Uses <i>Parking spaces</i> for non-residential uses shall be permitted to be shared with the <i>parking spaces</i> for visitors of the <i>dwelling units</i></p> <p>Loading Spaces Residential Uses: 1 per <i>building</i> Non-Residential Uses: 1 per <i>building</i></p> <p>Where a <i>building</i> contains both residential and non-residential uses, a minimum of 1 <i>loading space</i> shall be required</p>

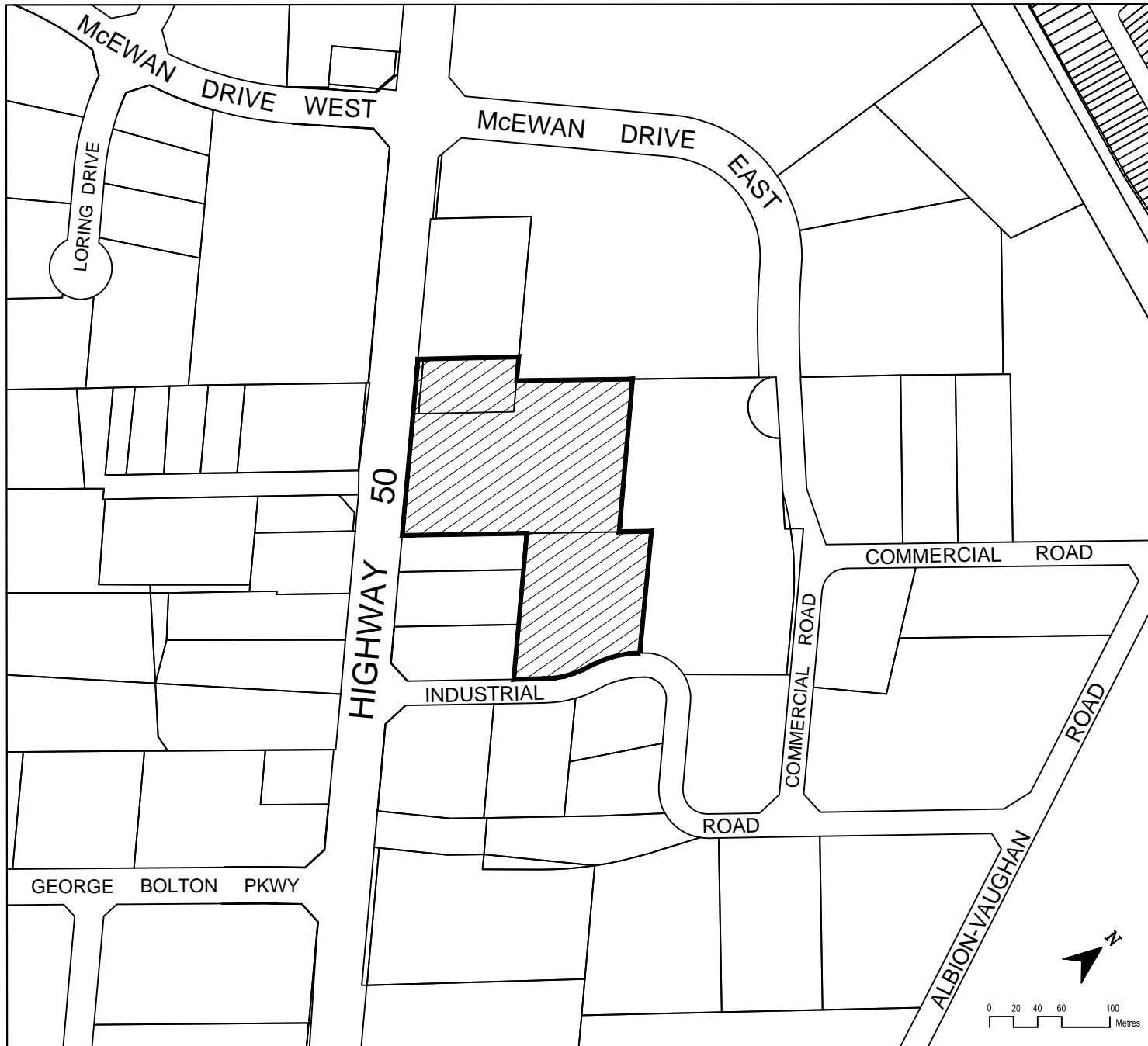
2. Schedule “A”, Zone Map 1a of By-law 2006-50, as amended is further amended for Part of Lots 3 and 4, Concession 7 (Albion), Town of Caledon, Regional Municipality of Peel, from Bolton Highway Commercial Zone (CHB), Bolton Highway Commercial Zone - Exception 389 (CHB-389) and Unserved Industrial Zone (MU) to Multiple Residential Zone – Exception XXX (RM-XXX) in accordance with Schedule “A” attached hereto.
3. Schedule “B” S.E. Map XX attached hereto, is hereby added to Schedule “B”, Structure Envelope (SE) Maps of By-law 2006-50, as amended, for the lands legally described as Part of Lots 3 and 4, Concession 7 (Albion), Town of Caledon, Regional Municipality of Peel.

Read three times and finally
passed in open Council on the
[XX] day of [XXXXXX], [20XX].

Annette Groves, Mayor

Kevin Klingenberg, Clerk


DRAFT



Schedule "A" By-Law 2024-XXX

12563 and 12599 Highway 50
and 2 Industrial Road
Part of Lots 3 and 4, Concession 7
Town of Caledon
Regional Municipality of Peel

LEGEND

 Lands to be rezoned to the zones identified on this Schedule

Key Map



Subject Lands

Date: March 15, 2024

RZ 2021-0008



A11

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. [By-law Number Inserted by Town]

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended,
with respect to lands [INSERT LEGAL DESCRIPTION] within the concession
block bound by Mayfield Road to the south, Centreville Creek Road to the west,
Healey Road and the Greenbelt Plan to the north, and the Greenbelt Plan and
The Gore Road to the east, within,
Town of Caledon, Regional Municipality of Peel.

WHEREAS Section 34 of the Planning Act, as amended, permits the councils of
local municipalities to pass zoning by-laws for prohibiting the use of land or the
erecting, locating or using of buildings or structures for or except for such
purposes as may be set out in the by-law;

AND WHEREAS the Council of The Corporation of the Town of Caledon
considers it desirable to pass a zoning by-law to permit the use of lands [Insert
legal description] within the concession block bound by Mayfield Road to the
south, Centreville Creek Road to the west, Healey Road and the Greenbelt Plan
to the north, and the Greenbelt Plan and The Gore Road to the east, Town of
Caledon, Regional Municipality of Peel, for mixed use, residential and community
purposes.

NOW THEREFORE the Council of The Corporation of the Town of Caledon
enacts that By-law 2006-50 as amended, being the Comprehensive Zoning By-
law for the Town of Caledon, shall be and is hereby amended as follows:

1. By adding the following use to the Commercial Zones category in
Section 2 – ESTABLISHMENT OF ZONES:
- NC
UC

Neighbourhood Center
Urban Corridor
2. The areas zoned Neighbourhood Centre “NC” Zone, Urban Corridor
“UC” and Mixed Density Residential “RMD” as shown on Schedule “A”
to this By-law 2024 – XXXX shall be subject to the zone provisions in
accordance with the following:
- a. New zones established by this By-law are as follows:

NC
UC

Neighbourhood Center
Urban Corridor

b. No person shall, within any NC or UC Zone, use any land, or erect,
alter, enlarge, use or maintain any building or structure for any use
other than as permitted in Table 1.

TABLE 1: Permitted Uses for the NC and UC Zones

USE	ZONE	
	NC	UC
<i>Additional Residential Unit</i>		✓
<i>Animal Hospital</i>	✓	
<i>Art Gallery</i>	✓	✓
<i>Artist Studio & Gallery</i>	✓	✓
<i>Bakery</i>	✓	✓
<i>Building, Apartment</i>	✓	✓
<i>Building, Mixed Use</i>	✓	✓
<i>Business Office</i>	✓	✓

Clinic	✓	✓
Community Centre	✓	✓
Convenience Store	✓	✓
Drive-Through Service Facility		✓
Dry Cleaning or Laundry Outlet	✓	✓
Dwelling, Back-to-Back Townhouse		✓
Dwelling, Common Element Townhouse		✓
Dwelling, Freehold Townhouse		✓
Dwelling, Townhouse		✓
Dwelling, Stacked Townhouse		✓
Dwelling Unit		✓
Farmers' Market	✓	✓
Financial Institution	✓	✓
Fitness Centre	✓	
Funeral Home	✓	✓
Grocery Store	✓	✓
Hotel	✓	✓
Laundromat	✓	✓
Library	✓	✓
Long-Term Care Facility	✓	✓
Merchandise Service Shop	✓	✓
Motel	✓	✓
Park	✓	✓
Parking Area, Commercial	✓	✓
Parking Area, Municipal	✓	✓
Personal Service Shop	✓	✓
Place of Assembly	✓	✓
Place of Entertainment	✓	✓
Place of Worship	✓	✓
Private Club	✓	✓
Restaurant	✓	✓
Retail Store	✓	✓
Seniors Retirement Facility	✓	✓
Sales, Service and Repair Shop	✓	✓
School	✓	✓
Stormwater Management Facility	✓	✓
Training Facility	✓	✓
Video Outlet/Rental Store	✓	✓

- c. No person shall, within any NC or UC Zone, use any land, or erect, alter, enlarge, use or maintain any building or structure for any use other in accordance with the standards contained in Table 2, the additional provisions in subsections e) and f), the General Provisions contained in Section 4 and the Parking, Loading & Delivery Standards contained in Section 5.

- d. Notwithstanding section c) back-to-back townhouse dwelling, common element townhouse dwelling, freehold townhouse dwelling, townhouse dwelling and stacked townhouse dwelling, shall be subject to the requirements of the Mixed Density Residential “RMD” zone as set out in Section 2.

TABLE 2: Provisions for the NC and UC Zone

STANDARD	ZONES	
	NC	UC
Lot Area (Minima):	N/A	N/A
Lot Frontages (Minima)	Nil	Nil
Building Area (Maximum)	75%	75%
Building Setback (Minimum)		
Front Yard		
Minimum	Nil	Nil
Maximum		2m (1)
Exterior Side Yard		
Minimum	Nil	Nil
Maximum		2m (1)
Rear Yard (Minima)	6m	6m
Interior Side Yard (Minima)		
From an interior side lot line	1.5m (2)	1.5m (2)
Building Height		
Minimum		2 storeys
Maximum	12 storeys	12 storeys
Landscaping Area (Minimum)	Nil	Nil
Planting Strip Widths (Minima):		
Along an interior side lot line	1.5m	1.5m
Along a rear lot line	3m	3m
Planting Strip Location	(3) (4)	(3) (4)
Driveway Setbacks (Minima)		
From a lot line abutting a Residential Zone	1.5m	1.5m
From any other lot line	Nil	

Parking Space Setback (Minima)		
From any <i>lot line</i> abutting a Residential zone	3m	3m (5)
From any other <i>lot line</i>	1.5m	1.5m (5)

Footnotes for Table 2

- (1) A maximum of 25% of the *building face* can have a greater *yard*.
 - (2) Except no *interior side yard* is required where abutting lots share an above grade common wall.
 - (3) A *planting strip* shall be required along any portion of a *rear lot line* and any portion of an *interior side lot line* which abuts the Mixed Density Residential “RMD” Zone.
 - (4) A planting strip shall be required along each street line adjacent to a *parking area*.
 - (5) Parking is only permitted in the *rear yard*, or underground, or within a *parking garage*.
- e. The following additional provisions apply to *apartment buildings* and *mixed use buildings*.
- i. The minimum separation distance between buildings that are 6 storeys or less that face each other with windows on the facing walls shall be 15 metres.
 - ii. The minimum separation between a building and an internal *driveway* shall be 3.0 metres.
 - iii. The minimum separation distance between the tower portions of *apartment buildings* and *mixed use buildings* that face each other with windows on the facing walls shall be 25 metres.
 - iv. The minimum setback of the tower component of an *apartment building* and *mixed use building* shall be 12.5 metres to a property line that is not the street.
 - v. The maximum size of the floor plate of a tower component of an *apartment buildings* and *mixed use buildings* above a podium shall be 750 m2.
 - vi. In no case shall a parking area be permitted between a building and the front lot line.
 - vii. The maximum building length facing the front lot line shall be 60 meters.
 - viii. The minimum height of the *first storey* for all non-residential uses shall be 3.5 metres.
 - ix. Where buildings are 8 storeys or more in height, a podium shall be provided and the tower portion of the building shall be set back a minimum of 3 metres from the outer edge of the exterior wall of the podium. Podiums shall have a minimum height of 3 storeys and a maximum height of 6 storeys.
 - x. Where the rear yard of a lot containing a building abuts a lot in the Mixed Density Residential

- “RMD” the building height above 12 metres shall be limited by a 45-degree angular plane measured from a height of 12 metres from finished grade at the 7.5 metre setback from an adjoining Mixed Density Residential “RMD”.
- xi. Where the side yard of a lot containing a building abuts a lot in the Mixed Density Residential “RMD”, the building height above 12 metres shall be limited by a 45-degree angular plane measured from a height of 12 metres from finished grade at the 3 metre setback from an adjoining Mixed Density Residential “RMD”.
 - xii. The minimum depth of a balcony shall be 1.2 m.
 - xiii. A minimum common amenity space of 5m per dwelling unit shall be provided.
- f. The following additional provisions apply to commercial uses, including those within mixed use buildings.
- i. The maximum elevation of the floor of the *first storey* above *finished grade* at the primary entrance door shall be 0.3 metres.
 - ii. In no case shall a parking area be permitted between a building and the front lot line.
3. No person shall, within any Mixed Density Residential “RMD” Zone use any land, or erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in Table 3 and in accordance with the standards contained in Table 4, the additional provisions in subsections X and X), the General Provisions contained in Section 4 and the Parking, Loading & Delivery Standards contained in Section 5.

TABLE 3: Permitted Uses for the RMD Zone

USE	ZONE RMD
<i>Additional Residential Unit</i>	✓
<i>Bed and Breakfast Establishments</i>	✓(3)
<i>Building, Apartment</i>	
<i>Community Centre</i>	✓
<i>Day Care, Private Home</i>	✓
<i>Dwelling, Detached</i>	✓
<i>Dwelling, Semi Detached</i>	✓
<i>Dwelling, Townhouse</i>	✓
<i>Dwelling, Stacked Townhouse</i>	✓
<i>Dwelling, Back-to-Back Townhouse</i>	✓
<i>Home Occupation</i>	✓ (1)(2)
<i>Library</i>	✓
<i>Park</i>	✓
<i>School</i>	✓
<i>Stormwater Management Facility</i>	✓

Footnotes for Table 3

- (1) No more than 6 students are permitted in any one lesson for a *home occupation* involving the instruction of a craft or skill.
- (2) Permitted in a *detached* or *semi-detached dwelling* only.
- (3) Must comply with the Provisions of Section 4.5 Bed and Breakfast Establishments and Country Inns and Section 5.2.2 Residential Parking Requirements.

TABLE 4: Provisions for the RMD Zones

STANDARD	Detached	Semi-Detached	Street Townhouse	Stacked Townhouse	Back-to-Back Townhouse
Lot Areas (Minima, per dwelling unit):	224m ²	190m ²	150m ²	Nil	75m ²
Lot Frontages (Minima)				30m	
<i>Corner Lot per dwelling unit</i>	10m	7.7m	7m		7m
<i>Other Lots, per dwelling unit</i>	8 m	6.75m	6m		5.5m
Building Area (Maximum)	50%	55%	65%	Nil	Nil
Outdoor Amenity Area (Minima)	40m ²	30m ²	30m ²	8m ² (per unit)	8m ² (per unit)
Yards:					
Front Yard (Minima)					
Front wall of attached <i>private garage</i>	6m	6m	6m	6m	6m
Front wall of <i>main building</i>	3m	3m	3m	3m	3m
Exterior Side Yard (Minimum)	3m	3m	3m	3m	3m
Rear Yard (Minimum)	6m (1)	6m (1)	6m (1)	6m	Nil
Interior Side Yards (Minima)	1.2m and 0.6m	1m (2)	1.2m (2)	1.8m (2)	1.5m (2)
Building Heights (Maxima)	13m	13m	13m	14m	13m

Landscape Area (Minimum)	35%	35%	25%	25% (3)	25% (3)
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Footnotes for Table 4

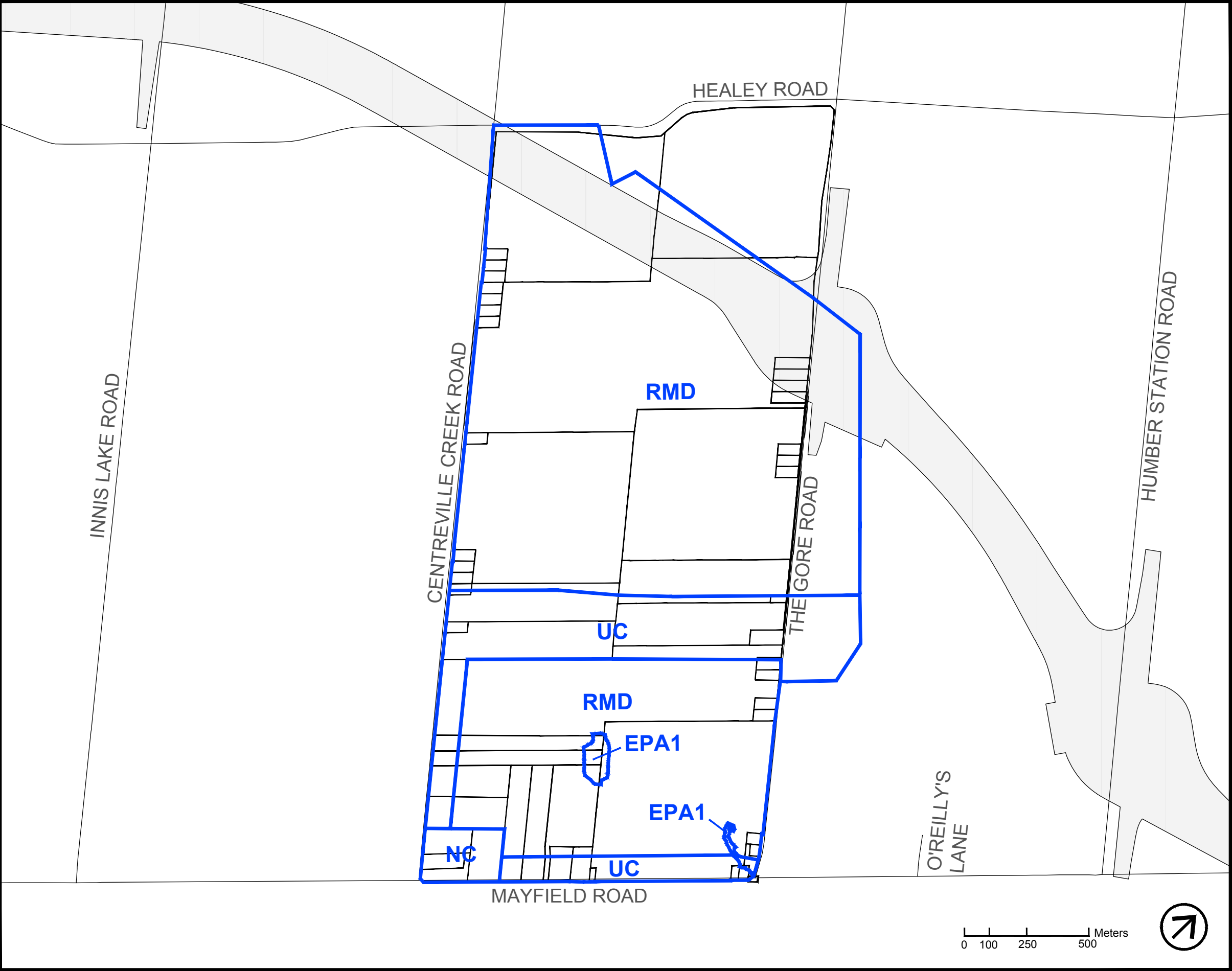
- (1) Except 1.5 m to a garage abutting a rear lane with a minimum of 5 metres between the detached garage and the dwelling unit.
- (2) Except no interior side yard is required where abutting lots share an above grade common wall.
- (3) Applies to front yard only.
4. The following definitions apply:
- i. **Angular Plane** means an imaginary, angled plane extending above the entirety of a lot through which no portion of a building or structure can encroach in order to limit impacts of the building on adjacent areas. The location, angle, and height of the angular plane shall apply as identified in the applicable zone category.
 - ii. **Dwelling, Stacked Townhouse** Means a building containing more than 4 dwelling units, each dwelling unit being separated from the other vertically and horizontally and each dwelling unit having a private entrance from outside.
 - iii. **Podium** means the base of an apartment dwelling or mixed use building consisting of a base and a point tower above the base where the base differs from the point tower by being wider in length or width, or both.
 - iv. **Tower** means the portion of an apartment dwelling or mixed use building above the podium of the building.
 - v. **Outdoor Amenity Space** means outdoor space including a *balcony* or a roof area that is for the exclusive use of the occupants of a dwelling unit for their personal recreational or social activities.
5. Schedule “A”, Zone Map 3 of By-law 2006-50, as amended is further amended for the lands within the concession block bound by Mayfield Road to the south, Centreville Creek Road to the west, Healey Road and the Greenbelt Plan to the north, and the Greenbelt Plan and The Gore Road to the east, within the Town of Caledon, Regional Municipality of Peel, from Agricultural “A1”, Environmental Policy Area 2 “EPA2” and Rural Residential “RR” Zones to Neighbourhood Centre Holding DD “NC-H-DD”, Urban Corridor Holding DD “UC-H-DD”, Environmental Policy Area 1 “EPA1” and Mixed Density Residential Holding DD “RMD-H-DD” zones in accordance with Schedule “A” attached hereto.
6. A holding provision (H) shall apply to the lands shown on Schedule “A” to this By-law and shall not be lifted until the following conditions have been met:
- a) A subdivision agreement or a site plan agreement (as applicable) between the landowner and the Town has been executed, including but limited to a determination of the limits and extent of the Environmental Policy Area zone, as described in the note on Schedule “A” to this By-law;
7. Pursuant to subsections 24(2) and 24(2.1) of the of the *Planning Act*, this By-law shall only come into full force and effect upon Official Plan Amendment No. coming into full force and effect.

Read three times and finally
passed in open Council on
the [XX] day of [XXXXXX],
2024.

Annette Groves, Mayor

, Clerk



DRAFT



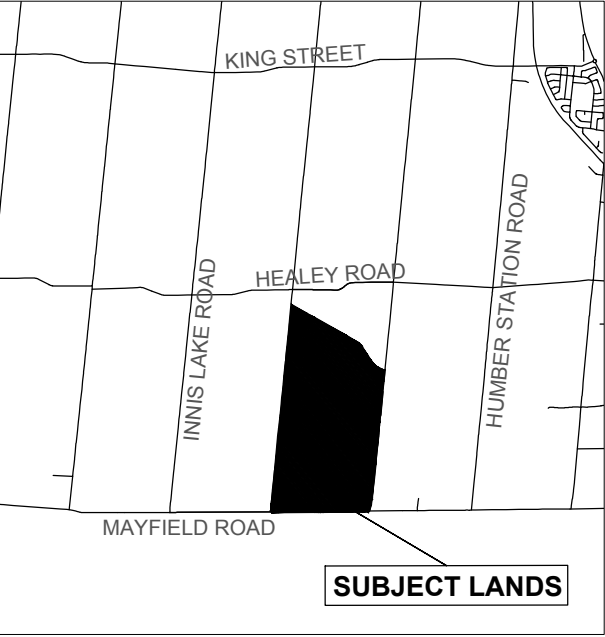
Schedule A
By-law 2024-XXX

Lands bound by Mayfield Road to the south, Healey Road and the Greenbelt Plan to the north, Centreville Creek Road to the west and the Greenbelt Plan and The Gore Road to the east.

Legend

-  Lands to be rezoned to the zones identified on this Schedule
-  Proposed Highway 413 Overlay
- The "Environmental Policy Area" (EPA) shown on Schedule "A" to this By-law is conceptual only and shall be further refined through the subdivision or site plan process (as applicable).

Key Map



Date: March 11, 2024

File: XXX

A12

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2024-XXXX

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part of Lots 11 and 12, Concession 7 (Albion), designated as Parts 2 and 5, Plan 43R-38843, Town of Caledon, Regional Municipality of Peel.

WHEREAS Section 34 of the Planning Act, as amended, permits the councils of local municipalities to pass zoning by-laws for prohibiting the use of land or the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law;

AND WHEREAS the Council of The Corporation of the Town of Caledon considers it desirable to pass a zoning by-law to permit the use of Part of Lots 11 and 12, Concession 7 (Albion), designated as Parts 2 and 5, Plan 43R-38843, Town of Caledon, Regional Municipality of Peel, for mixed use purposes.

NOW THEREFORE the Council of The Corporation of the Town of Caledon enacts that By-law 2006-50 as amended, being the Comprehensive Zoning By-law for the Town of Caledon, shall be and is hereby amended as follows:

1. The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RMD	AAA	<div><ul style="list-style-type: none">- Accessory Uses- Art Gallery- Artist Studio and Gallery- Bakery- Building, Apartment- Building, Apartment, Senior Citizens- Building, Mixed Use- Business Office- Clinic- Convenience Store- Day Nursery- Dry Cleaning or Laundry Outlet- Dwelling, Stacked Townhouse- Financial Institution- Fitness Centre- Grocery Store- Home Occupation- Laundromat- Merchandise Service Shop- Outdoor Display or Sales Area, Accessory- Patio, Outdoor- Personal Service Shop- Pharmacy- Place of Assembly- Place of Entertainment- Printing and Processing Service Shop- Restaurant- Retail Store- Retail Store, Accessory- Sales, Service and Repair Shop- School- Seniors Retirement Facility- Training Facility- Video Outlet/Rental Store</div>	<div><p>DEFINITIONS</p><p>Amenity Space For the purposes of this <i>zone</i>, means an outdoor area used exclusively for the enjoyment of the outdoor environment and may include balconies, patios, terraces, or similar exclusive use areas.</p><p>Dwelling, Stacked Townhouse For the purposes of this <i>zone</i>, means a building containing four or more <i>dwelling units</i> in which each <i>dwelling unit</i> is divided both horizontally and vertically from another <i>dwelling unit</i> by a common wall.</p><p>Porch For the purposes of this <i>zone</i>, <i>Porch</i> shall mean a platform with or without foundation or cold cellar, extending from an exterior wall of a <i>building</i> and having at least 50% of one side of the vertical planes forming the perimeter unobstructed in any manner except by railings and stairs with access to grade.</p><p>REGULATIONS</p><p>Access Regulations For the purposes of this <i>zone</i>, Sections 4.3.3 (minimum <i>entrance setback</i>) and 4.3.4 (minimum <i>entrance separation</i>) shall not apply.</p><p>Air Conditioners and Heat Pumps Air Conditioners and Heat Pumps are permitted in all <i>yards</i> provided where an Air Conditioner or Heat Pump is located in a <i>Front Yard</i> or <i>Exterior Side Yard</i>, it shall be screened from public view or located on a balcony or terrace.</p><p>Convenience Store A <i>Convenience Store</i> shall not exceed 300 m² <i>net floor area</i>.</p></div>

Zone Prefix	Exception Number	Permitted Uses	Special Standards																																		
		- Wellness Centre	<p>Residential Parking Requirements</p> <p>Dwelling, Stacked Townhouse:</p> <p>Residents: 1.3 <i>parking spaces</i> per <i>dwelling unit</i> Visitors: 0.15 <i>parking space</i> per <i>dwelling unit</i></p> <p>Building, Apartment; Building, Apartment, Senior Citizen, and Building, Mixed Use:</p> <p>Residents: 1.15 <i>parking space</i> per <i>dwelling unit</i> Visitors: 0.15 <i>parking space</i> per <i>dwelling unit</i></p> <p>Non-Residential Parking Requirement</p> <p>1 <i>parking space</i> per 25 sq. m. <i>net floor area</i></p> <p>Lot</p> <p>The lands zoned RMD-AAA shall be considered one lot for zoning purposes.</p> <p>Non-Residential Uses</p> <p>The non-residential <i>uses</i> permitted in this <i>zone</i> shall only be permitted on the ground level of a <i>building, mixed use</i>.</p> <p>ZONE STANDARDS</p> <table><tr><td>Lot Area (minimum)</td><td>nil</td></tr><tr><td>Lot Frontage (minimum)</td><td>nil</td></tr><tr><td>Building Area (maximum):</td><td>N/A</td></tr><tr><td>Backyard Amenity Area (minimum):</td><td>nil</td></tr><tr><td>Front Yard (minimum)</td><td>4m</td></tr><tr><td>Exterior Side Yard (minimum):</td><td>1.5m</td></tr><tr><td>Rear Yard (minimum):</td><td>1.2m</td></tr><tr><td>Interior Side Yard (minimum):</td><td>6m</td></tr><tr><td>Building Height (maximum)</td><td></td></tr><tr><td>For a <i>Dwelling, Stacked Townhouse:</i></td><td>18m</td></tr><tr><td>For a <i>Building, Apartment; Building, Apartment, Senior Citizen, and Building, Mixed Use:</i></td><td>40m</td></tr><tr><td>Amenity Space (minimum):</td><td></td></tr><tr><td>For a <i>Dwelling, Stacked Townhouse:</i></td><td>7m² per <i>dwelling unit</i></td></tr><tr><td>For a <i>Building, Apartment; Building, Apartment, Senior Citizen, and Building, Mixed Use:</i></td><td>3m² per <i>dwelling unit</i></td></tr><tr><td>Landscaped Area (minimum):</td><td>25%</td></tr><tr><td>Common Outdoor Amenity Area (minimum):</td><td>1,250m²</td></tr><tr><td>Number of dwelling units (maximum):</td><td>765</td></tr></table> <p>PERMITTED ENCROACHMENTS</p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, terrace or patio, canopy or portico, including stairs or steps (maximum):</p> <p>3.8m into a required <i>yard, front</i> provided a <i>Setback</i> of 0.2m is maintained to the <i>lot line, front</i>;</p> <p>4.5m into a required <i>yard, interior side</i>;</p> <p>1m into all other <i>yards</i></p>	Lot Area (minimum)	nil	Lot Frontage (minimum)	nil	Building Area (maximum):	N/A	Backyard Amenity Area (minimum):	nil	Front Yard (minimum)	4m	Exterior Side Yard (minimum):	1.5m	Rear Yard (minimum):	1.2m	Interior Side Yard (minimum):	6m	Building Height (maximum)		For a <i>Dwelling, Stacked Townhouse:</i>	18m	For a <i>Building, Apartment; Building, Apartment, Senior Citizen, and Building, Mixed Use:</i>	40m	Amenity Space (minimum):		For a <i>Dwelling, Stacked Townhouse:</i>	7m ² per <i>dwelling unit</i>	For a <i>Building, Apartment; Building, Apartment, Senior Citizen, and Building, Mixed Use:</i>	3m ² per <i>dwelling unit</i>	Landscaped Area (minimum):	25%	Common Outdoor Amenity Area (minimum):	1,250m ²	Number of dwelling units (maximum):	765
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Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>A bay, bow or box window with or without foundation or cold cellar (maximum): 1m into all <i>yards</i></p> <p>Sills, cornices, parapets, or other similar ornamental architectural features (maximum): 0.6m extending from a <i>main building</i> wall or permitted encroachment.</p> <p>Eaves (maximum): 0.6m from a <i>main building</i> wall or permitted encroachment.</p>

2. Schedule “A”, Zone Maps 21 of By-law 2006-50, as amended is further amended for Part of Lots 11 and 12, Concession 7 (Albion), designated as Parts 2 and 5, Plan 43R-38843, Town of Caledon, Regional Municipality of Peel from General Commercial Exception 577 (C-577) to Mixed Density Residential Exception AAA Holding DD (RMD-AAA-H-DD) in accordance with Schedule “A” attached hereto.
3. A holding provision (H) shall apply to the lands shown on Schedule “A” to this By-law and shall not be lifted until the following conditions have been met:
- a) A subdivision agreement or a site plan agreement (as applicable) between the landowner and the Town has been executed, including but limited to a determination of the limits and extent of the Environmental Policy Area zone, as described in the note on Schedule “A” to this By-law;
4. Pursuant to subsections 24(2) and 24(2.1) of the of the *Planning Act*, this By-law shall only come into full force and effect upon Official Plan Amendment No. coming into full force and effect.

Read three times and finally passed in open Council on the [XX] day of [XXXXXX], [2024].

Annette Groves, Mayor

Kevin Klingenberg, Clerk

GREENBELT
PLAN AREA

HIGHWAY 50

RMD-AAA-HDD

COLUMBIA WAY

ALDERBROOK PLACE

KINGSVIEW DRIVE


TAYLORWOOD AVE.



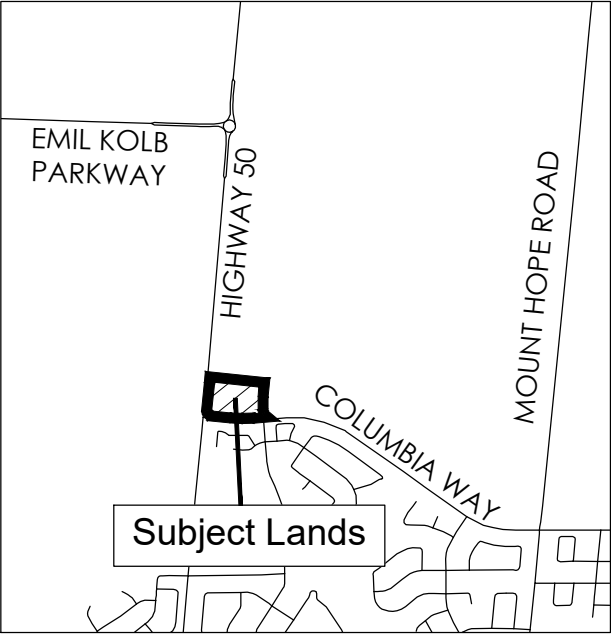
Schedule A
By-law 2024-__

Part of Lots 11 & 12,
Concession 7,
(Township of Albion)
Town of Caledon
Regional Municipality of Peel

Legend

 Lands to be rezoned to the zones
identified on this Schedule

Key Map



Date: March 22, 2024

File:

Ian G. Sinclair B.E.S., M.A.E.S



2-22-2024

Mayor and members of Town of Caledon Council

Re: Requested amendment to the new Caledon Official Plan

Would Caledon Council please consider approving the draft motion included below, recognizing the Treaty rights of the Mississaugas of the Credit First Nations and the Collaboration and Partnership Memorandum of Understanding with the MCFN into the new Official Plan?

Whereas the Mississaugas of the Credit First Nations [MCFN] have important treaty rights under a number of treaties between 1781-1820 covering hunting, fishing, gathering, water and ceremonial matters,

And whereas the MCFN Treaties form the foundation for land ownership and stewardship in the Town of Caledon,

And whereas the Town has negotiated an important Collaboration and Partnership Memorandum of Understanding with the MCFN,

and whereas the MOU with the MCFN will provide Constitutional verification to natural heritage and resource decisions made day to day by Council,

Resolved that the Ajetance Treaty #19,1818 and the MOU with the MCFN be included in full under section 2.1 Indigenous Stewardship and Resources of the new Town of Caledon Official Plan.

Best regards,

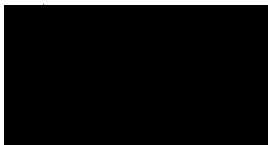
Ian Sinclair

SUBMISSION BY JANE THOMPSON TO COUNCIL ON PROPOSED FUTURE CALEDON OFFICIAL PLAN

This is my third submission concerning the proposed Future Caledon Official Plan. I will try once more explain to Council members why the Natural Environment System policies of the proposed Plan are inappropriate for the rural area of Caledon. Contrary to what the planners have told you:

1. This is not “a made in Caledon Plan”. It is primarily a Meridian Planning plan presented to you as a finished product. You need to have your staff analyze it and take you through it line by line to explain why this fundamental new policy approach is being recommended.
2. This is a development first plan acceptable for implementation through Secondary Plans. It is not an “environment first” Plan that preserves the natural heritage system in accordance with the Policy Directions Report of February 2022. Specifically, the approach of the 1978 Plan is to place all Natural Areas and all Natural Corridors in an Environmental Policy Area designation which prohibits most forms of development. The proposed Plan places only Region of Peel Core features and areas in a Natural Features and Areas designation where most forms of development are not permitted. Other features are in an overlay designation that does not limit permitted uses.
3. The proposed Plan introduces a “no negative impacts” test for all natural features and areas which allows for considerable site disturbance and degradation on a case by case basis.
4. Mr. MacDonald assured you that development would be prohibited in valley and Stream corridors by the implementing zoning by-law. This is consistent with the EPA designation in the 1978 Plan. This would not occur under the weakened policies of the proposed Plan.
5. **The proposed Plan does not protect 27% more area.** All the same components are in both Plans and are “protected” whether or not they are on the designation maps. Same components, same area. Only the maps have changed.
6. To implement the proposed Plan requires extensive expertise in natural heritage planning and in numerous scientific disciplines. These are no longer going to be provided by the Conservation Authorities. Having this expertise in house will make staffing for the processing of development applications costly. It will also be costly for rural property owners making applications.
7. No two experts will agree on the merits of Supporting Features and Areas or on what constitute negative impacts. Disputes and hearings would be inevitable if the Town intends to prevent inappropriate development. With CVC input, a broader protective designation could be used to avoid interpretive studies and disagreements on most rural development applications.
8. With appropriate changes, the other policies of the Rural System could be implemented without adopting Chapter 13. They could remain subject to the Ecological System policies of the 1978 Plan on an interim basis.
9. The Aggregate Resources Community Working Group will be making recommendations in the next three months that will be interrelated with the policies of Chapter 13. Adoption of Chapter 13 should be delayed until the ARCWG reports to Council. (See draft modification below.)

RESPECTFULLY SUBMITTED MARCH 25, 2024



PROPOSED MODIFICATION TO DEFER CHAPTER 13 NATURAL ENVIRONMENT SYSTEM IN RURAL AREA:

1) In Policy 1.2.1 add a paragraph

f) areas identified on Schedule E 1 Rural System with respect to Chapter 13 Natural Environment System, where the relevant policies of the 1978 Plan will continue to apply.



March 22, 2024

The Corporation of the Town of Caledon
6311 Old Church Road
Caledon, Ontario L7C 1J6

Dear Mayor Groves:

**Re: Caledon Official Plan 2024
Planning Committee Item 8.1 (Staff Report 2024-0072)
Comments from the Bolton North Hill Landowners Group**

We are the planning consultants to the Bolton North Hill Landowners Group (BNHL), owners of lands located north of Columbia Way along Highway 50 and Emil Kolb Parkway in north Bolton. Further to our delegation to Planning and Development Committee in September 2023, we have reviewed the most recent draft of the Caledon Official Plan 2024 proposed to be enacted at Council on March 26, 2024 and are generally supportive of its direction. However, based on our initial review of the most recent draft we have the following remaining comments for consideration:

- A Community Park symbol is shown northeast of the intersection of Emil Kolb and Highway 50. Policy 14.5.5 speaks to criteria for such parks including an area range of between 4.0 and 15 hectares to accommodate a variety of outdoor recreational activities. It appears that 14.3.1 provides some flexibility in the location and size of parks through secondary planning or other planning approvals. We are writing to confirm that this policy would not preclude a variety of sizes of parks on the BNHL lands depending upon the proposed programming and the specific consideration of the applications filed under the Planning Act.
- We also believe that the policies should explicitly consider parkland within the Rural System on the boundary of the Urban System. Parkland could be provided within the Rural System at the edges, similar to how the existing parkland with baseball diamonds on the south side of Emil Kolb, just east of Duffy's Lane would function.
- There are several policies encouraging co-location of parks and schools. In our recent discussions with staff, we have been advised that parks and schools should not be located directly adjacent to each other. We request clarification in this respect as we continue to work towards advancing the concept plans for the BNHL lands.

- Schedule C1 identifies a collector road stubbing into the greenbelt lands to the north. While these collector road locations are conceptual, we question the purpose of extending a collector road head north on the east side of highway 50 to stub at the Greenbelt.
- Policy 4.4.2 speaks to Development proceeding in accordance with a Phasing Plan. We continue to emphasize that the entirety of the BNHL lands should be included in the initial phase of growth. To exclude a portion of the BNHL lands would not allow for the appropriate servicing of the area in our opinion.
- Policy 27.2.2 d) lists a variety of "Planning – Written Confirmation Items". It is unclear when these will apply to a development application and would appear to require materials that may not be required in all circumstances. Further discussion with staff is required in order to clarify the purpose of this section.

We thank you for your consideration of the above comments and look forward to further discussions with staff as we continue to advance the provision of new housing and mixed use development through the BNHL official plan amendment and subsequent development applications in the near future.

Yours truly,

Bousfields Inc.



Michael Bissett, MCIP, RPP

- c. Steven Burke
Lesley Gill Woods
Bailey Loverock
Tanjot Bal
BNHL Landowners (c/o Peter Campbell)

MINUTES

- Present:** Tony Maxwell (Chair); Jacqueline Iafrate (Vice-Chair); Nicholas Alleyne, Laura Brady; Councillor Cosimo Napoli; Councillor Dave Sheen
- Staff:** Colleen Lipp – CEO | Chief Librarian; Anna Fitzcharles, Administrative Assistant; Kelley Potter, Director, Public Service; Roop Sandhu, Director, Corporate Services and Projects
- Absent:** Mary Juric, Scott Goodison

Note: This meeting was conducted at the Southfields Village Branch

1. The Chair called the meeting to order at 6:05 PM

2. Indigenous Acknowledgment

As we gather, we are reminded that the Caledon Public Library sits on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. In particular we acknowledge the territory of the Huron-Wendat, and Haudenosaunee peoples.

We acknowledge the cultural injustices of the past and express our collective hope for full truth and reconciliation in the future.

On this day our meeting place is home to many Indigenous peoples (First Nations, Métis and Inuit) from across Turtle Island (North America).

We are grateful to have the opportunity to work on this land, and by doing so, we give our respect to its first inhabitants.

3. Apologies for non-attendance: Mary Juric, Scott Goodison

4. Approval of the Agenda

Motion: That the Caledon Public Library Board approve the agenda.

Moved: Laura Brady

Seconded: Nicholas Alleyne

Carried.

5. Disclosure of pecuniary interest: None.

6. Consent Agenda

- a. Minutes of the December 18, 2023, meeting
- b. Treasurer's Report and Financial Statements
- c. Strategic Actions Update

d. Correspondence

The following items were held for further discussion:

- a. CEO/Chief Librarian's Report**
- b. Quarterly and Year End Performance Measures and Statistics 2023**

Motion: That the Caledon Public Library Board receive all items remaining within the consent agenda.

Moved: Nicholas Alleyne

Seconded: Jacqueline Iafrate

Carried.

Motion: That the Caledon Public Library Board receive the CEO/Chief Librarian's Report, and;

That the Caledon Public Library Board direct the CEO/Chief Librarian to draft correspondence to Council and the Municipal Clerk, sharing the Board's concerns regarding the recently approved changes to Schedule B of the Procedural By-law and requesting that the Library Board be exempt from the resulting changes to Council appointments as a means of ensuring continued alignment with the Public Libraries Act.

Moved: Jacquie Iafrate

Seconded: Laura Brady

Carried.

Motion: That the Caledon Public Library Board receive the Quarterly and Year End Performance Measures and Statistics 2023.

Moved: Nicholas Alleyne

Seconded: Laura Brady

Carried.

7. Business arising from the minutes:

a. Annual Board Assessment Feedback

The Chair thanked the Board members for completing the assessment survey and commended the CEO/Chief Librarian for her efforts to onboard the new members of the Board.

Motion: That the Caledon Public Library Board receive the Annual Board Assessment.

Moved: Laura Brady

Seconded: Jacquie Iafrate

Carried

8. Staff Reports

a. 2023 Strategic Action Year-End Status Report

Motion: That the Caledon Public Library Board receive the Strategic Action 2023 Year-End Status Report.

Moved: Nicholas Alleyne

Seconded: Councillor Dave Sheen

Carried.

b. Operational Policy Report

Motion: That the Caledon Public Library Board approve and adopt the revised Operational Policy.

Moved: Councillor Dave Sheen

Seconded: Laura Brady

Carried.

c. Privacy Policy Report

Motion: That the Caledon Public Library Board approve and adopt the revised Privacy Policy.

Moved: Nicholas Alleyne

Seconded: Laura Brady

Carried.

d. Planning Policy Report

Motion: That the Caledon Public Library Board approve and adopt the Planning Policy;

That the Caledon Public Library Board approve the formation of an Ad Hoc Planning Committee to be comprised of both members of the Board and the Library Management Team, with Board representation to be confirmed at the March meeting; and,

That the Caledon Public Library Board delegate authority for selecting a consultant to support the strategic planning process to the CEO/Chief Librarian.

Moved: Jacquie Iafrate

Seconded: Nicholas Alleyne

Carried.

9. New Business: None

10. Board Work Plan

a. 2024 Work Plan Review

Motion: That the Caledon Public Library Board receive and approve the revised 2024 Work Plan.

Moved: Laura Brady

Seconded: Councillor Dave Sheen

Carried.

11. Board Advocacy and Development

a. Upcoming Advocacy or Development Opportunities

i. Budget Presentation to Council – Town Hall/Hybrid – Wednesday, January 17, 2024, 2:30 PM

ii. General Committee Budget Meeting - Town Hall/Hybrid – Tuesday, February 20, 2024, 2:30 PM

iii. Council Budget Meeting - Town Hall/Hybrid – Tuesday, February 27, 2024, 7PM

12. Public Question Period: no members of the public were present.

13. Time of next regular meeting:

a. Monday, March 18, 2024, 6:00 PM

14. Adjournment

Motion: That the meeting adjourn.

Moved: Nicholas Alleyne

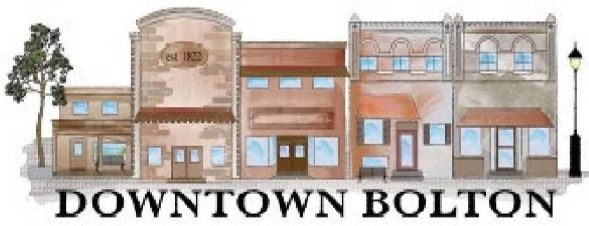
Seconded: Laura Brady

Carried.

The meeting adjourned at 8:00 PM

Tony Maxwell
Chair

Colleen Lipp
CEO | Chief Librarian



Bolton Business Improvement Area Meeting Minutes
Annual General Meeting
Monday, January 29, 2024
6:00 p.m.
Room C – Albion Bolton Community Centre

Members Present:

M. Medeiros
J. Pountney
L. Romeo
O. Rudintsky
M. Tenaglia (absent)
L. Verdile
Councillor C. Napoli
Councillor T. Rosa

Town of Caledon Staff Present:

Coordinator, Council and Committee Services: J. Farrugia

CALL TO ORDER

Chair J. Pountney called the meeting to order at 6:12 p.m.

INDIGENOUS LAND ACKNOWLEDGEMENT

Chair J. Pountney delivered the Indigenous Land Acknowledgement.

DISCLOSURE OF PECUNIARY INTEREST

None.

CONFIRMATION OF MINUTES

Moved by: L. Verdile

Seconded by: L. Romeo

That the January 15, 2024 Bolton Business Improvement Area Meeting Minutes, be confirmed.

Carried.

REGULAR BUSINESS

1. Report to Membership

Chair J. Pountney provided a presentation highlighting the Bolton Business Improvement Area's accomplishments and successes over the past year. He highlighted initiatives such as flower planting, the Fall Market, events, partnerships, and revitalization efforts.

Loucas, Lucky Element Media, provided an update on website and social media analytics.

2. Proposed 2024 Budget

Directors of the Bolton BIA discussed updates to the 2024 budget to account for additional expenses.

Moved by: L. Verdile

Seconded by: Councillor T. Rosa

That the updated Proposed 2024 Bolton Business Improvement Area budget be approved;
and

That the Treasurer provide the Proposed 2024 Bolton Business Improvement Area Budget to the Council of the Corporation of the Town of Caledon.

Carried.

3. Questions from Members

Chair J. Pountney and Directors responded to questions from BIA members present.

OTHER BUSINESS

Councillor T. Rosa discussed upcoming opportunities at the Humber River Centre and proposed the opportunity to use digital screens for sponsorships and advertisements.

ADJOURNMENT

On a verbal motion moved by Councillor T. Rosa, the Bolton Business Improvement Area Meeting adjourned at 7:05 p.m.

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2024-014

A by-law to adopt the Future Caledon Official
Plan for the Town of Caledon Planning Area

The Council of The Corporation of the Town of Caledon ENACTS AS FOLLOWS:

1. For the purposes of this By-law:
 - a) **“1978 Official Plan”** means the Official Plan for the Town of Caledon Planning Area adopted by the Council of the Corporation of the Town of Caledon on March 20, 1978 by By-law 78-40, approved as modified by the Minister of Housing on November 14, 1979 and the Minister of Municipal Affairs and Housing on September 11, 1981, subject to certain referrals and deferrals, and as subsequently amended and in force as of the day before adoption of the Future Caledon Official Plan.
 - b) **“Future Caledon Official Plan”** means Appendix “A” to this By-law.
 - c) **“Approval Authority”** for approval of the Future Caledon Official Plan means the Regional Municipality of Peel.
2. The Future Caledon Official Plan is hereby adopted as the Official Plan for the Town of Caledon Planning Area, except where the 1978 Official Plan remains in effect as provided in Sections 3 and 5, below.
3. Notwithstanding Section 2 of this By-law, the policies of the Future Caledon Official Plan do not apply to:
 - a) lands identified as Rural Service Centre on Schedule A1 to the 1978 Official Plan, including:
 - i) the Bolton settlement area, including the Downtown Bolton special policy area, and associated secondary plan areas (Bolton Core, Bolton South Hill, West Bolton, North East Bolton, South Simpson Industrial and Coleraine West) as depicted on Schedules C, C-1, C-1A, C-2, C-3, C-4, C-5, C-6, and C-7 to the 1978 Official Plan, as amended;
 - ii) the Caledon East secondary plan area as depicted on Schedule D to the 19786 Official Plan, as amended; and,
 - iii) the Mayfield West, Mayfield West Phase 2 and Snell’s Hollow secondary plan areas as depicted on Schedules B, B-1, and B-2 to the 1978 Official Plan, as amended;
 - b) the Tullamore secondary plan area as depicted on Schedule N to the 1978 Official Plan;
 - c) the Palgrave Estate Residential Community secondary plan area as depicted on Schedules G, H and I to the 1978 Official Plan;
 - d) Inglewood Village plan area as depicted on Schedule M to the 1978 Official Plan;
 - e) the Sandhill settlement area as depicted on Schedule T to the 1978 Official Plan;
 - f) the Victoria Business Park land use plan area as depicted on Schedule R to the 1978 Official Plan;
 - g) mineral aggregate resources Town-wide, including:
 - i) lands designated Extractive Industrial Area on Schedule A to the 1978 Official Plan;
 - ii) lands identified as CHPMARA (i.e., Caledon High Potential Mineral Aggregate Resource Area) or Licensed Pit/Quarry on Schedule L to the 1978 Official Plan; and,

- iii) lands identified as sand and gravel or bedrock resource fragments on Appendix II to the 1978 Official Plan.
- 4. Notwithstanding Section 3 of this By-law, the following policies of the Future Caledon Official Plan will apply Town-wide:
 - a) References to Town-wide population and employment forecasts in the Future Caledon Official Plan include estimates for lands subject to the 1978 Official Plan; and,
 - b) Part B, Managing Growth and Change, and Part G, Implementation, of the Future Caledon Official Plan.
- 5. Notwithstanding Section 2 of this By-law, the 1978 Official Plan shall remain in force, in whole or in part, with respect to any lands within the Town of Caledon for which the approval of the Future Caledon Official Plan has not been granted until such time as the Future Caledon Official Plan receives approval under Section 17 of the Planning Act with respect to such lands.
- 6. The Town Clerk is hereby authorized and directed to make application to the Approval Authority for approval of the Future Caledon Official Plan.

Enacted by the Town of Caledon Council this 26th day of March, 2024.

Annette Groves, Mayor

Kevin Klingenberg, Municipal Clerk

FUTURE **CALEDON** **OFFICIAL PLAN**

March 2024



Notes

March 2024

1. The Town of Caledon's 1978 Official Plan, as amended, is being replaced in phases through the ongoing Official Plan Review project. The Future Caledon Official Plan provided here, and described in Part A, Section 1.2, is the product of the first phase.
2. Further phases of the Official Plan Review will complete the replacement of the 1978 Official Plan, as amended. Studies related to specific issues and areas will recommend new policies to be added to this Plan (e.g., Mineral Aggregate Resources Study, Bolton Secondary Plans Review).
3. This Plan was prepared to conform with the 2020 Provincial Policy Statement and 2019 Growth Plan for the Greater Golden Horseshoe, as amended. In April 2023, the Province announced its intention to replace those documents with a consolidated Provincial Planning Statement. When this new policy regime comes into effect, municipal official plans will have to be reviewed and brought into conformity.
4. This Plan conforms with the 2022 Region of Peel Official Plan as approved through Bill 150, the *Planning Statute Law Amendment Act, 2023*. That approval eliminated several modifications from the Province's original approval. Corresponding changes had to be made to this document – most notably to the extent of the New Urban Area in south Caledon as shown on the schedules and figures (maps).
5. Now that the dissolution of the Region of Peel has been cancelled, the Peel Region Transition Board is to provide recommendations on the transfer of certain services, including land use planning, to the lower-tier municipalities. Bill 23, the *More Homes Built Faster Act, 2023*, directed that the Region of Peel will become an "upper-tier municipality without planning responsibilities" on a date to be proclaimed by the Lieutenant Governor. When that change comes into effect, the Region of Peel Official Plan, as it applies to Caledon, will become the Town's responsibility to implement. Town Council may integrate relevant policies into this Plan.

Territorial Acknowledgement

Indigenous Peoples have unique and enduring relationships with the land.

Indigenous Peoples have lived on and cared for this land throughout the ages. We acknowledge this and we recognize the significance of the land on which we gather and call home.

We acknowledge the traditional Territory of the Huron-Wendat and Haudenosaunee, and the Anishnabek of the Williams Treaties. This land is part of the Treaty Lands and Territory of the Mississaugas of the Credit First Nation.

We honour and respect Indigenous heritage and the long-lasting history of the land and strive to protect the land, water, plants and animals that have inhabited this land for the generations yet to come.

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Foreword

It is important to understand the place we know as Caledon.

With a land area of 688 square kilometres, Caledon is one of the largest lower-tier municipalities in the Greater Golden Horseshoe. While the Town is predominantly rural, with many distinctive communities, about 4,000 hectares along its southern border are to be urbanized in the next 30 years. Southern Caledon is transitioning to a more connected urban system.

The Town's efforts to plan for growth while protecting natural and rural areas and enhancing a well-established quality of life remain central to this Plan.

The Land

Caledon's geography is characterized by distinctive features. The Niagara Escarpment, Oak Ridges Moraine and Humber and Credit rivers systems have shaped its human history and continue to influence its development. It is because of these features that 85 percent of the Town is the subject of Provincial Plans that are generally intended to protect these areas from incompatible development.

Cutting diagonally across the Town, the Niagara Escarpment is Caledon's most prominent natural feature. The Escarpment, one of Ontario's most outstanding landforms, has been designated a World Biosphere Reserve by the United Nations.

The Oak Ridges Moraine covers most of the northeast portion of Caledon. Its rolling landscapes form a natural catchment area for precipitation and play a vital role in the groundwater recharge function for much of the Greater Toronto and Hamilton Area.

To the south, the highly fertile lands of the Peel Plain extend across the Town.

Originating in the Oak Ridges Moraine, the broad watershed of the Humber River dominates the eastern half of Caledon. Over time, the Credit River, from its source in the northwest corner of the Town, has cut its way through the limestone bedrock of the Niagara Escarpment, creating a deep river valley that runs south across the Peel Plain.

The People

Indigenous Peoples have inhabited the area now known as Caledon for thousands of years, and the Town acknowledges their unique and enduring relationships with the land. Caledon is part of the Treaty Lands and Territory of the Mississaugas of the Credit First Nation and is included in the area described in the Nanfan Treaty of 1701 with the Haudenosaunee. It is within the

traditional Territory of the Huron-Wendat and Haudenosaunee peoples and the Anishinaabeg of the Williams Treaties. In striving to protect the land and its natural resources for future generations, the Town recognizes and offers respect to Indigenous Nations.

Caledon has a 13,000-year settlement history during which migratory Indigenous Nations hunted, fished, and foraged on its lands. Key landforms such as the Oak Ridges Moraine and Niagara Escarpment influenced the pattern of their largely seasonal activities, and the Humber and Credit rivers became important transportation and trade routes. Indigenous Nations have left archaeologically significant resources that provide insight into how they engaged with the land.

Over their lengthy history, several Indigenous Nations occupied the Caledon area. Lands used by the Huron-Wendat, the Anishnaabeg, and Haudenosaunee shifted in response to conflicts, diseases, and colonial pressures throughout the late 16th to 18th centuries. By the late 18th century, the Caledon area was part of the territory occupied and controlled by the Anishinaabeg of the Ojibwe Nation, who became known to the Europeans as the Mississaugas of the Credit, of whom the Mississaugas of the Credit First Nation (MCFN) are direct descendants.

Increasing contact with European colonists threatened the Mississaugas ways of life, weakened their economy, depleted their population, and marginalized their communities. Between 1781 and 1820, the Mississaugas of the Credit entered into various treaties with the Crown, establishing treaty rights throughout their Territory. The lands that now form Caledon were among those acquired by the British Crown from the Mississaugas of the Credit through Treaty 19, also known as the Ajetance Purchase, signed on October 28, 1818, by representatives of the Crown and Chief Ajetance.

The Town recognizes that Indigenous stewardship of the land, water, and natural resources extends back thousands of years. This role is linked to Aboriginal and treaty rights. Aboriginal rights are elements of Indigenous custom, practice or tradition that were historically integral to the distinctive culture of an Indigenous community. Treaty rights are the specific rights embodied in the treaties that were entered into with Canada; treaty rights were recognized and affirmed by Canada's *Constitution Act* in 1982.

Following the Ajetance Purchase, the lands that now form Caledon were divided into rural townships and opened for colonial settlement. The rigid British survey grid establishing a pattern of settlement is still discernable to the present day. Lands were cleared for farming, and small crossroad settlements developed to service the agricultural population. In turn, the area's dramatic natural features and waterways influenced the location and character of other settlements and industries, such as water-powered mills and quarries. Over time, the arrival of

railways in the 1870s and improved road connections into the early 20th century became factors in the growth of some of these settlements and the decline of others.

Caledon Today

On January 1, 1974, the municipal governance model we know today was created.

- The upper-tier municipality of the Region of Peel was created from the former Peel County to provide community services to three newly amalgamated lower-tier municipalities: the Cities of Mississauga and Brampton, which were rapidly urbanizing at the time, and the Town of Caledon.
- The Town of Caledon was established through the amalgamation of the Townships of Caledon and Albion, along with the northern half of Chinguacousy Township, and the Villages of Bolton and Caledon East. At the same time, the Police Villages of Alton, Caledon, Inglewood and Palgrave were dissolved.

Since then, development in Caledon has been influenced by the urbanization of lands to the south, as well as Provincial and Regional land use policies to manage forecasted population and employment growth and conserve natural and cultural heritage features and agricultural land.

In 1997, the Town implemented a tri-nodal growth strategy to direct the majority of growth to three settlement areas: Bolton, Mayfield West and, to a lesser degree, Caledon East. This led to more urban development in south Caledon, while the villages and hamlets in the remainder of the Town experienced only minor population increases.

Today, the Town is characterized by the variety of its communities as well as the range of business, employment and recreational opportunities it offers.

Future Caledon

Looking ahead, the Town will be one of the fastest growing municipalities in Canada. The Town has received significant direction from the Province and Region on where and how to accommodate its share of forecasted population and employment growth to 2051.

In October 2022, the Province announced that, among several changes to its land use approval system, the Region of Peel would become an upper-tier municipality without planning responsibility on a date to be proclaimed by the Lieutenant Governor. When that change comes into effect, the Region of Peel Official Plan, as it applies to Caledon, will become the Town's responsibility to implement.

On November 4, 2022, the Province approved a new Region of Peel Official Plan¹ that requires the Town to plan for 300,000 people and 125,000 jobs. The Future Caledon Official Plan provides for this growth through the intensification of existing built-up areas as well as “greenfield” development within the urban boundary expansion area in south Caledon.

The Town has received vital input on this Plan over several years from community members, Indigenous Nations, staff and consultants. That collaborative consultation process identified key areas of interest, local priorities, and a clear vision for the future. This Plan aims to guide the Town forward while maintaining the elements that make Caledon unique. However, it has been prepared to conform with existing Provincial plans, which do not always align with local priorities. Council continues to advocate for changes to the Oak Ridges Moraine Conservation Plan to increase permissions for agri-tourism operations and on-farm diversified uses.

As explained in the Plan text, the 1978 Official Plan, as amended, will be replaced in phases through the ongoing Official Plan Review. The Future Caledon Official Plan provided here, and described in Part A, Section 1.2, is the product of the first phase.

The next phases of the Official Plan Review will complete the replacement of the 1978 Official Plan, as amended. Studies to address specific issues and areas will recommend new policies to be added to this Plan (e.g., Mineral Aggregate Resources Study, Bolton Secondary Plans Review).

Beyond that, the Future Caledon Official Plan will be updated through further Town-initiated official plan amendments to incorporate:

- secondary plans, based on comprehensive secondary planning, for the Town’s new community and employment areas; and,
- any further direction from the Region of Peel Official Plan necessary to guide development and decision making in Caledon once that Plan is downloaded to the Town.

¹ The Ministry of Municipal Affairs and Housing reviewed this decision, and a new approval was provided through Bill 150, the *Planning Statute Law Amendment Act, 2023*, which is retroactive to November 4, 2022. That approval eliminated several modifications from the Province’s original approval. Corresponding changes were made to this document – most notably to the extent of New Urban Area in south Caledon as shown on the schedules and figures (maps). Now, Bill 162, the *Get it Done Act, 2024*, proposes another revised approval with more of the modifications from the original approval, including the reintroduction of the expanded urban area.

Future Caledon Official Plan Review – Project Phasing

Phase 1 (March 2024)	Phase 2	Phase 3
<ul style="list-style-type: none"> • Vision and Guiding Principles • Town Structure • Growth Management Policies • Natural Environment System and Open Space Policies • Rural System Policies • Urban System Policies • Implementation Policies 	<ul style="list-style-type: none"> • More Intensification and Major Transit Station Area Policies • Mineral Aggregate Resources Policies • Truck Parking and Goods Movement Policies • Bolton Secondary Plan (Review, Update and Consolidation of the Existing Bolton Secondary Plans) • Downtown Bolton Special Policy Area 	<ul style="list-style-type: none"> • More Secondary Plan Reviews • New Secondary Plans

2024



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1. THE FUTURE CALEDON OFFICIAL PLAN

This Future Caledon Official Plan will guide the most significant period of transformation in the Town of Caledon's history. It balances the *conservation* and use of resources while providing for substantial growth and change.

The Town is forecast to grow from a population of approximately 80,000 residents in 2021 to 300,000 residents in 2051. Employment is forecast to rise from approximately 32,000 jobs to 125,000 jobs.

The Official Plan has been prepared to support the Town's long-term environmental, social and economic prosperity through:

- Climate change mitigation and adaptation;
- Protection of agricultural and environmentally sensitive lands;
- Preserving our rural communities;
- Responsible urban growth management; and,
- Equity and inclusion for all.

Through this Official Plan, the Town will facilitate the development of *sustainable* and distinctive new community and employment areas that foster healthy lifestyles, neighbourliness, economic prosperity and local pride. The policies also support the continued protection of Caledon's distinctive natural heritage, cultural heritage and rural lands.

1.1 Purpose

1.1.1 The Future Caledon Official Plan:

- a) establishes the desired land use pattern for lands within the Town of Caledon to 2051;
- b) coordinates land use and *infrastructure* requirements to ensure that the forecasted growth can be accommodated responsibly;
- c) establishes a framework and policy context for decision-making that provides certainty for the planning process;
- d) conforms or does not conflict with Ontario's Provincial Plans, has regard to matters of Provincial interest and is consistent with Provincial Policy Statements; and,

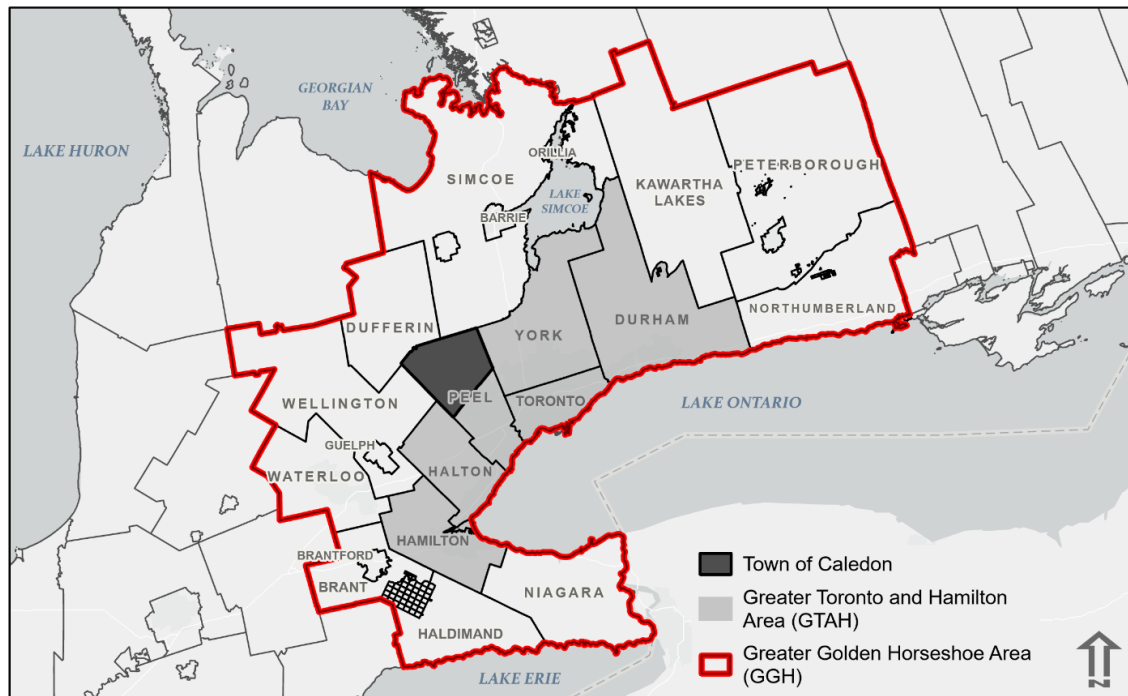
- e) conforms or does not conflict with the Region of Peel Official Plan.

1.2 Plan Area and Geographic Context

The Town of Caledon is a lower-tier municipality within the upper-tier municipality of the Region of Peel in the Province of Ontario's Greater Golden Horseshoe – the urban region centered around the City of Toronto at the western end of Lake Ontario. It has an area of approximately 688 square kilometres.

As shown on the schedules to this Plan, the Town generally includes the lands between Winston Churchill Boulevard and Caledon King Town Line/Albion Road, from Mayfield Road to Caledon East Garafraxa Town Line/Highway 9.

Figure 1-1: Geographic Context



- 1.2.1 The 1978 Official Plan, as amended and in force as of the day before adoption of the Future Caledon Official Plan, remains in effect as it applies to:

- a) lands identified as Rural Service Centre on Schedule A1 to the 1978 Official Plan, as amended, including:
- i) the Bolton *settlement area*, including the Downtown Bolton *special policy area*, and associated secondary plan areas (Bolton Core, Bolton South Hill, West Bolton, North East Bolton, South Simpson Industrial and Coleraine

West) as depicted on Schedules C, C-1, C-1A, C-2, C-3, C-4, C-5, C-6, and C-7 to the 1978 Official Plan, as amended;

- ii) the Caledon East secondary plan area as depicted on Schedule D to the 1978 Official Plan, as amended; and,
 - iii) the Mayfield West, Mayfield West Phase 2 and Snell's Hollow secondary plan areas as depicted on Schedules B, B-1, and B-2 to the 1978 Official Plan, as amended;
- b) the Tullamore secondary plan area as depicted on Schedule N to the 1978 Official Plan, as amended;
 - c) the Palgrave Estate Residential Community secondary plan area as depicted on Schedules G, H and I to the 1978 Official Plan, as amended;
 - d) Inglewood Village plan area as depicted on Schedule M to the 1978 Official Plan, as amended;
 - e) the Sandhill *settlement area* as depicted on Schedule T to the 1978 Official Plan, as amended;
 - f) the Victoria Business Park land use plan area as depicted on Schedule R to the 1978 Official Plan, as amended;
 - g) mineral aggregate resources Town-wide, including:
 - i) lands designated Extractive Industrial Area on Schedule A to the 1978 Official Plan, as amended;
 - ii) lands identified as CHPMARA (i.e., Caledon High Potential Mineral Aggregate Resource Area) or Licensed Pit/Quarry on Schedule L to the 1978 Official Plan, as amended; and,
 - iii) lands identified as sand and gravel or bedrock resource fragments on Appendix II to the 1978 Official Plan, as amended.

The Future Caledon Official Plan applies a separate policy framework and land use pattern Town-wide, except where the 1978 Official Plan, as amended, remains in effect in accordance with Policy 1.2.1.

- 1.2.2 References to, or depictions of, lands subject to the 1978 Official Plan in the Future Caledon Official Plan are provided for the purpose of information and context only.

The 1978 Official Plan remains a separate policy framework for those lands identified in Policy 1.2.1 and the policies of the Future Caledon Official Plan do not apply to such lands, save for the following policies, which will apply Town-wide:

- a) References to Town-wide population and employment forecasts in this Plan include estimates for lands subject to the 1978 Official Plan; and,
- b) Part B, Managing Growth and Change, and Part G, Implementation, of this Plan.

For clarity, in the event of a conflict between a policy in the 1978 Official Plan and the policies identified in subsections a) and b), above, Policies 1.2.2 a) and b) of this Plan prevail.

- 1.2.3 Further phases of the Town's official plan review will complete the replacement of the 1978 Official Plan, as amended. Detailed studies of the remaining areas subject to the 1978 Official Plan will recommend new policies to be incorporated into this Plan through a series of Town initiated official plan amendments.

1.3 Plan Organization

- 1.3.1 The Future Caledon Official Plan establishes land use policies and designations to implement the Town's vision and guiding principles. It is also referred to as "Future Caledon," "the Official Plan," "the Plan" or "this Plan."
- 1.3.2 The Plan is divided into the following parts, each containing policies and related schedules, where applicable:
 - a) **Part A, Introduction**, sets out the purpose, scope, and context of the Plan, and provides guidance on how to read and interpret the Plan. This part also establishes the foundation for the Plan, including Indigenous stewardship and the vision and guiding principles.
 - b) **Part B, Managing Growth and Change**, sets out the Town's approach to growth management and land use planning, starting with the Town structure and its defining systems. It also includes population and employment forecasts to 2051, *intensification* targets and direction for Greenfield development through secondary plans.
 - c) **Part C, General Policies**, provides Town-wide policies about climate change, cultural heritage, design, economic opportunities, housing, *public service facilities*, transportation, and *infrastructure*.

- d) **Part D, Natural Environment System, Parks and Open Space**, describes the role of the natural environment system, parks and open space in the Town structure – including within the Rural and Urban Systems – and provides associated land use designations and policies. This part also includes policies about source water protection and natural and human-made hazards.
- e) **Part E, Rural System**, describes the role of *agricultural* and *rural areas*, villages and hamlets, and rural employment centres in the Town structure, and provides associated land use designations and policies. This part will be updated, through a future official plan amendment, to include policies about mineral aggregate resources upon completion of the Town’s Mineral Aggregate Resources Policy Study.
- f) **Part F, Urban System**, describes how urban areas in the Town structure will accommodate most of the Town’s forecasted population and employment growth. It also sets out associated land use designations and policies, including a framework for future secondary plans.
- g) **Part G, Implementation**, describes the planning tools and development approval processes that the Town will use to implement and update the policies of the Plan. It also provides a glossary of defined terms.
- h) **Part H, Site-specific Policies and Secondary Plans**, will provide site-specific policies and secondary plans to provide additional direction for development and decision-making. This part will be updated, through future official plan amendments, to include updated secondary plans for the areas referred to in Policy 1.2.1 based on detailed reviews of the applicable policies of the 1978 Official Plan, as amended. It will also be updated, through future official plan amendments, to incorporate secondary plans for the Town’s new community and *employment areas* based on detailed secondary planning in accordance with the policies of this Plan.

1.4 How to Read this Plan

- 1.4.1 The Plan is to be read in its entirety as a comprehensive and integrated policy framework for setting priorities and making decisions. All relevant policies applying to a given situation should be considered together.
- 1.4.2 All text and tables and numbered figures in Parts A through H are part of this Plan. The accompanying schedules (maps) are also part of this Plan.

1.4.3 The foreword and attached figures (maps) are provided for descriptive purposes but are not considered part of this Plan. Similarly, the cover, title pages, tables of contents, photographs, unnumbered illustrations, graphic design elements, blank pages and hyperlinks are intended to improve readability but are not considered part of this Plan. As such, an official plan amendment would not be required to make changes to any of those elements.

1.4.4 Interpreting Policies

- a) The auxiliary verbs “may,” “should,” “will,” and “shall,” are used throughout this Plan in the following ways:
 - i) “**may**” means that the policy is permissive;
 - ii) “**should**” means that the policy is directive and requires compliance unless proven otherwise on good planning grounds; and,
 - iii) “**will**” or “**shall**” means that the policy is mandatory.
- b) Policies that use the word “encourage” provide a course of action that would meet the intent of this Plan but is not mandatory.
- c) The policies of this Plan allow for limited flexibility through interpretation without the need for an official plan amendment. Such interpretation must:
 - i) be in conformity or consistent with Provincial and Regional plans and policies;
 - ii) be consistent with the guiding principles and policy directions in Chapter 2;
 - iii) be consistent with the intent of the policies of this Plan; and,
 - iv) represent good planning.
- d) The Town may prepare guidelines or guidance documents that further support the implementation and interpretation of this Plan.

1.4.5 Interpreting Schedules and Figures (Maps)

- a) The boundaries of *settlement areas*, including the Urban Area, as shown on the schedules of this Plan are fixed and inflexible. Expansions to the Urban Area and rural *settlement areas* will only occur in accordance with the policies of this Plan.

- b) The boundaries of land use designations not included in the Natural Environment System are approximate and do not define exact limits except where they coincide with well-defined physical features such as roads, railways, or watercourses. Where they do not coincide with physical features, the Town will interpret their location. Where the general intent of this Plan is maintained, minor adjustments to the boundaries of these land use designations will not require an amendment to this Plan.
- c) The locations of symbols are approximate. More precise locations will be determined through secondary planning and *development* approval processes, to the satisfaction of the Town.
- d) The delineations of the Natural Features and Areas designation and Supporting Features and Areas overlay designation are not precise. The boundaries of the Natural Features and Areas will be refined through studies in support of secondary plans and *development* applications as described in this Plan, to the satisfaction of the Town, in consultation with the Region of Peel and other relevant agencies.
- e) Where the delineations of natural heritage and water resource systems are intended to be in conformity with the schedules to a Provincial plan, the Provincial plan schedules will take precedence. The delineation of Provincially Significant Wetlands and *Areas of Natural and Scientific Interest (ANSIs)* is the responsibility of the Province.
- f) The delineations of *natural hazards* are not intended to be precise. The interpretation of regulated natural *hazard lands* is the responsibility of the relevant conservation authority.

1.4.6 Interpreting and Implementing Permitted Uses

- a) Where lists of permitted uses are provided for land use designations, such lists are intended to reflect the possible range and type of uses that may be permitted, unless otherwise specified in this Plan.
- b) The implementing Zoning By-law will provide more detailed listings of permitted uses. Accordingly, Council may permit uses in the implementing zoning that are similar in nature and appropriately accommodated within the corresponding land use designation in this Plan without the need for an official plan amendment.

1.4.7 Interpreting Numerical Requirements

Minor deviations from numerical requirements in this Plan may be permitted without the need for an official plan amendment, subject to applicable Provincial and Regional policies, provided that the general intent of this Plan is maintained.

1.5 Legislative Authority and Policy Context

The Future Caledon Official Plan was prepared under the authority of, and in accordance with, the *Planning Act* of the Province of Ontario. As such, it has regard for matters of Provincial interest, is consistent with Provincial policy statements, and conforms or does not conflict with Provincial and Regional plans.

Figure 1-2: Legislative Authority and Policy Context



1.5.1 As shown on Schedule A1, Provincial Plan Areas, all lands in the Town are subject to one or more of the following Provincial land use plans. While this Plan has been prepared to conform with the Provincial plans, the entirety of each of those plans continues to apply, and any *development* in the Town must demonstrate conformity with the applicable Provincial plans.

- a) [A Place to Grow: Growth Plan for the Greater Golden Horseshoe](#) (“the Growth Plan”) is intended to plan for growth and development in a way that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life. It establishes a long-term policy framework for where and how

growth should be accommodated and what must be protected for current and future generations.

- b) [The Greenbelt Plan](#) is intended to protect farmland, water resources and natural areas, and support agriculture, tourism, recreation, and resource uses. It includes lands within, and builds on the ecological protections provided by, the Niagara Escarpment Plan and the Oak Ridges Moraine Conservation Plan. Its policies also support climate change adaptation and mitigation.
- c) The [Niagara Escarpment Plan](#) is an environmental land use plan that balances protection, *conservation* and *sustainable* development on the Niagara Escarpment and lands in its vicinity. The goal is to ensure that the Escarpment will remain a substantially natural environment for future generations.
- d) The [Oak Ridges Moraine Conservation Plan](#) provides land use and resource management direction to protect the Moraine's ecological and hydrologic features and functions.
- e) The [Lake Simcoe Protection Plan](#) outlines a coordinated approach to protect and restore the ecological health of Lake Simcoe and its *watershed*.

1.5.2 Schedule A1, Provincial Plan Areas, and other schedules to this Plan identify the Highway 413 Transportation Corridor, which is part of the Province's [Connecting the GGH: A Transportation Plan for the Greater Golden Horseshoe](#).

1.5.3 Upon approval by the approval authority, the Future Caledon Official Plan is deemed to conform or not conflict with the [Region of Peel Official Plan](#). The Region of Peel Official Plan expands the urban area in south Caledon and provides updated direction on various land use matters. It also provides the Town's growth forecasts and population and employment density targets.

1.6 Duration and Effect

1.6.1 This Plan provides guidance for the development of the Town to 2051.

1.6.2 The Town will not undertake any public work or enact any by-law for any purpose that does not conform with this Plan.

1.6.3 The municipal initiatives that must conform with this Plan include, but are not limited to:

- a) approvals of planning and development applications such as zoning by-law amendments, draft plans of subdivision, draft plans of condominium, site plan control, consents, and minor variances;
- b) the planning and construction of municipal *infrastructure* such as streets, transit *infrastructure*, sewers, *stormwater management ponds*, and water services;
- c) protection and stewardship of the environment, including approvals under a Municipal Class Environmental Assessment;
- d) the planning and construction of parks, open spaces and public facilities;
- e) housing programs and projects; and,
- f) financial plans and budgets.

1.7 Changes to the Future Caledon Official Plan

While this Plan has a horizon of 2051, it is not static and there will need to be changes to its policies from time to time. Additional guidance is provided in Chapter 24, Official Plan Amendments.

1.7.1 Amendments to the Official Plan may be expected in response to:

- a) changes to Provincial and Regional policies, plans or interests, including the future replacement of the Provincial Policy Statement and the Growth Plan with a new Provincial Planning Statement, and the removal of land use planning responsibilities from the Region of Peel;
- b) emergent issues and trends that are best addressed through new or revised official plan policies;
- c) the *Planning Act* requirement that an official plan be revised no less frequently than 10 years after it comes into effect and every five years thereafter;
- d) land use plans prepared for large areas, such as secondary plans; and,
- e) applications for area- or site-specific official plan amendments.

- 1.7.2 Approved amendments to this Plan will be consolidated regularly for convenient reference. For accurate reference, consult the original decisions approving the Plan and any amendments listed in the foreword.

1.8 Monitoring

- 1.8.1 The Town will establish a monitoring program to implement the detailed direction provided in Part G, Implementation. Generally, the monitoring will:
- a) satisfy municipal planning data reporting requirements established by the Province;
 - b) track how the Town is advancing each guiding principle;
 - c) measure progress toward specific policy targets, such as those for population, housing, and employment;
 - d) assess the effectiveness and relevance of this Plan's policies;
 - e) ensure that changes to the Town's social, economic, environmental, technological, and demographic conditions are reflected in this Plan;
 - f) ensure conformity or consistency with Provincial and Regional plans and policies; and,
 - g) identify emerging priorities and initiatives.

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2. PLAN FUNDAMENTALS

This chapter sets the foundation of the Future Caledon Official Plan, which will guide, coordinate, and manage forecasted growth to achieve long-term environmental, social and economic prosperity.

2.1 Indigenous Stewardship of Lands, Waters and Resources

We will acknowledge, honour and respect Indigenous heritage and the long-lasting history of the land. We will strive to protect the land, water, plants, and animals that have inhabited this land for the generations yet to come, knowing that together we all share ‘one dish and one spoon.’

We celebrate the Indigenous Peoples of the region as stewards of the land, and acknowledge their responsibility to sustain the lands, waters, and resources for the benefit of generations to come. Indigenous stewardship of the lands, waters, and resources must be considered in all development proposals.

2.2 Vision

Our Caledon will be a **sustainable, healthy, connected** and **complete community** with a **thriving local economy**. As we grow, we will continue to celebrate our **heritage, diversity** and **rural roots** and be stewards of our **natural environment**.

2.3 Guiding Principles

The following guiding principles establish the approach to achieve the Town’s vision. They are the foundation of the objectives and policies throughout this Plan.

2.3.1 Address the Changing Climate

Mitigate and adapt to the impacts of a changing climate through policies and standards that support environmental protection, compact and resilient community design, and low carbon buildings, energy systems and transportation networks.



- Policies that address the changing climate are found in Chapter 5, Climate Change, and throughout this Plan.

2.3.2 Protect Our Agricultural Lands

Protect *Prime Agricultural Areas* and *rural areas* and support the future viability of farming operations.



- Policies that support the protection of agricultural lands are found in Chapter 17, Agricultural Area and Rural Lands, and throughout this Plan.

2.3.3 Protect Our Natural Features and Areas

Protect, restore, and enhance natural features and areas, and water resource systems to be healthy, *sustainable*, and resilient.



- Policies that support the protection, restoration and enhancement of natural features and areas, and water resource systems are found in Chapter 13, Natural Environment System, Chapter 15, Source Water Protection, Chapter 16, Natural and Human-made Hazards, and throughout this Plan.

2.3.4 Conserve Our Cultural Heritage

Conserve and celebrate heritage buildings, sites, districts, landscapes, and *archaeological resources*, so that the story of our history may be shared with future generations.



- Policies that support the *conservation of cultural heritage resources* are found in Chapter 6, Cultural Heritage, and throughout this Plan.

2.3.5 Manage Our Aggregate Resources

Identify and conserve mineral aggregate resources, manage their extraction, minimize their impacts, and progressively *rehabilitate* operations.



- Policies about mineral aggregate resources will be added to Chapter 20, Mineral Aggregate Resources, through a future amendment to this Plan. In the meantime, the 1978 Official Plan, as amended, remains in effect as it applies to mineral aggregate resources Town-wide, including: lands designated Extractive Industrial Area on Schedule A to that Plan; lands identified as CHPMARA (i.e., Caledon High Potential Mineral Aggregate Resource Areas) or Licensed Pit/Quarry on Schedule L to that Plan; and, lands identified as sand and gravel or bedrock resource fragments on Appendix II to that Plan.

2.3.6 Protect and Nurture Our Rural Communities

Recognize the Town's rural roots, and protect and nurture the character, economy, and quality of its rural communities.



- Policies that support the protection and nurturing of rural communities are found in Chapter 5, Cultural Heritage, Chapter 17, Agricultural Area and Rural Lands, Chapter 18, Villages and Hamlets, Chapter 19, Rural Employment Centres, and throughout this Plan.

2.3.7 Manage and Support Growth for Our Long-term Benefit

Manage and support population and employment growth to 2051 in an environmentally and financially *sustainable* manner.



- Policies related to growth management are found in Chapter 3, Town Structure, Chapter 4, Growth Management, Chapter 18, Villages and Hamlets, and Part F, Urban System. Part G, Implementation, also provides important direction.

2.3.8 Create Healthy and Complete Communities

Plan for healthy and *complete communities* that offer a mix of housing and employment opportunities for all, a range of parks, open spaces and amenities, and the choice to conveniently access shopping and services without a car.



- Policies that support the creation of healthy and *complete communities* are found throughout this Plan. Part C, General Policies, includes policies about climate change, design, economic opportunities, housing, *public service facilities* and *infrastructure*. Part D, Natural Environment System, Parks and Open Space, includes policies about the natural environment, and parks and open space. Part B, Growth Management, and Part F, Urban System, provide direction for the design of new community areas.

2.3.9 Design Great Places

Plan and design Caledon to be a mosaic of vibrant, well-designed places where the built and natural environments complement each other.



- Policies that support the design of great places are found in Chapter 7, Design, and throughout this Plan. Part B, Growth Management, and Part F, Urban System, provide direction for the design of new community areas, and Part G, Implementation, includes policies about design excellence.

2.3.10 Create High Quality Transportation Options

Create a mobility system that prioritizes people and transit through a network that supports all modes of transportation with an emphasis on creating great walking, cycling and transit *infrastructure*.



- Policies that support mobility options are found in Chapter 11, Transportation, and throughout this Plan.

2.3.11 Address Housing Affordability and Choice

Address housing affordability and foster the development of various forms of affordable housing and housing options throughout the Town.



- Policies that address housing access, equity, affordability and choice are found in Chapter 9, Housing, and Chapter 28, Programs and Incentives.

2.3.12 Support Strategic and Innovative Economic Opportunities

Maximize job growth and economic prosperity by supporting the attraction, retention, diversification, and expansion of businesses, including the revitalization of main streets.



- Policies to support strategic and innovative economic opportunities are found in Chapter 8, Economic Opportunities, and throughout this Plan. Part E, Rural System, provides direction for villages and hamlets, and rural employment centres. Part B, Growth Management, and Part F, Urban System, provide direction for the design of new community areas and new *employment areas*.

2.3.13 Strategically Manage Municipal Infrastructure

Plan and manage municipal *infrastructure* that creates growth opportunities while being effective, innovative, and environmentally and financially *sustainable*.



- Policies that support the strategic management of municipal *infrastructure* are found in Chapter 4, Growth Management, Chapter 5, Climate Change, Chapter 11, Transportation, Chapter 12, Infrastructure, and throughout this Plan.

Part B: Managing Growth and Change

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Schedules

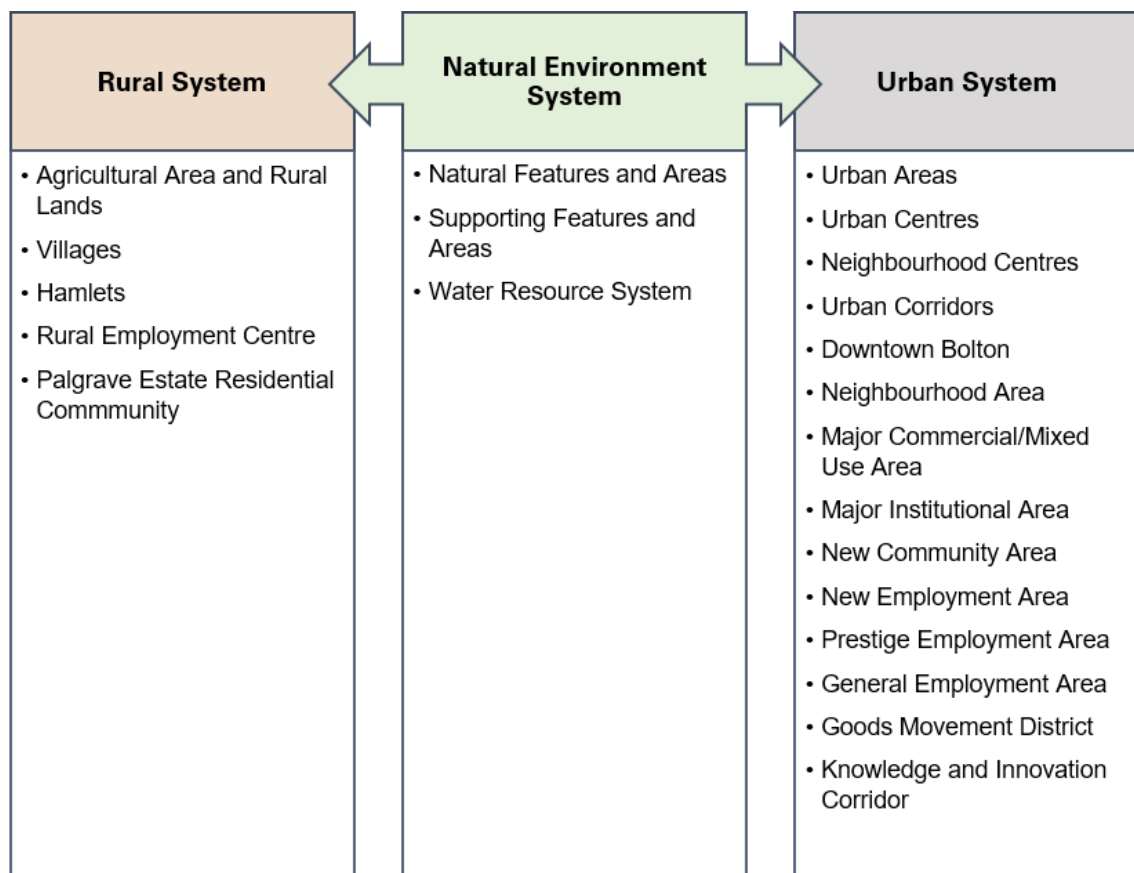
B1	Town Structure
B2	Growth Management
B3a	Land Use Designations, Greenbelt Plan and Growth Plan for the Greater Golden Horseshoe
B3b	Land Use Designations, Niagara Escarpment Plan
B3c	Land Use Designations, Oak Ridges Moraine Conservation Plan
B4	Land Use Designations

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3. TOWN STRUCTURE

This Plan establishes a community planning structure that reflects the geography and history of the land. The town structure is comprised of an Urban System, a Rural System and a Natural Environment System, which is applicable Town-wide. The Town Structure and the more significant components of the Urban and Rural Systems are shown in Figure 3-1 below and Schedule B1, Town Structure.

Figure 3-1: Town Structure



3.1 Description of Components of the Town Structure

3.1.1 Natural Environment System

- a) The Natural Environment System is a key organizing element of the town structure. It is comprised of a *natural heritage system* and water resource system. The *natural heritage system* is made up of natural features and areas, such as *wetlands*, *woodlands*, *valleylands* and *wildlife habitat*, as well as components, such as *linkages*, *buffers* and supporting features and areas. The objective of the *natural heritage system* is to preserve and enhance the biodiversity, connectivity

and long-term ecological function of the natural systems in the Town. The water resource system is made up of both groundwater features and surface water features and areas. The objective of the water resource system is to protect the ecological and hydrological integrity of water resources in the Town. The natural heritage and water resource systems are ecologically linked, rely on and support each other, and have many overlapping components. The establishment of these natural systems is required by Provincial policies. These systems have been integrated in this Plan and are known together as the Town's Natural Environment System.

- b) Detailed policies on the Natural Environment System are contained in Part D of this Plan.

3.1.2 Rural System

- a) The Rural System includes *Prime Agricultural Areas* where agriculture is the primary use and *rural areas* where a range of rural uses are permitted. Villages and Hamlets each having their own distinct character are also located in the Rural System. The Rural System also includes a Rural Employment Centre designation where rural employment uses are directed. Lastly, the Rural System includes areas that are used for the extraction of mineral aggregate resources.
- b) Detailed policies on the Rural System are contained in Part E of this Plan.

3.1.3 Urban System

- a) The Urban System, also referred to as the Urban Area, includes the communities of Bolton, Mayfield West, Caledon East and undeveloped new urban land that was approved through the Region of Peel Official Plan in 2022 (2051 New Urban Area, shown on Schedule B2, Growth Management). It is within this area that most population and employment growth will occur over the next 30 years and beyond. The Urban Area is identified on Schedule B1, Town Structure.
- b) Detailed policies on the Urban System are contained in Part F of this Plan.

3.2 Land Use Designations

- 3.2.1 Provincial plan designations are identified on Schedules B3a, B3b and B3c.
- 3.2.2 Land use designations associated with this Plan are identified on Schedule B4, Land Use Designations. In accordance with Section 1.2, lands subject to the 1978 Official Plan, as amended, are noted on Schedule B4, Land Use Designations.

4. GROWTH MANAGEMENT

The Town's population and employment is expected to significantly increase as per Table 4-1 in the next 30 years in accordance with Provincial Plans and policies, and the Region of Peel Official Plan. This growth is predominantly planned to be accommodated within the Urban Area as shown on Schedule B1, Town Structure where full municipal services are available or planned. It is within this area that the Town will require that all planning decisions contribute to the establishment of *complete communities* that are well-designed, *transit-supportive*, offer a variety of transportation choices and include a diverse mix of land uses in a *compact built form*. These communities will also be planned in a fiscally responsible manner, to accommodate people at all stages of life, have an appropriate mix of housing, a good range of jobs, high quality open spaces and easy access to retail and *public service facilities*.

4.1 Growth Forecasts

- 4.1.1 This Plan establishes a land use planning framework to direct and manage growth to 2051 based on the following minimum forecasts:

Table 4-1: Minimum Town of Caledon Population, Household Units, and Population Growth Forecasts

	2021	2041	2051
Population	81,000	200,000	300,000
Households	24,000	65,000	90,000
Employment	32,000	80,000	125,000

Note: Population figures include a census undercount of 3.3 percent. 2021 values are provided for reference and are not a forecast.

- 4.1.2 Changes to population, household, and employment forecasts can only occur as an update to the Region of Peel Official Plan, through an amendment to this Plan.
- 4.1.3 Limited growth will be permitted outside of the Urban System. Limited *infill development* in *rural settlements* may be permitted, in accordance with the policies of Part E. *Development* in the Palgrave Estate Residential Community may be permitted in accordance with the policies of the Palgrave Estate Residential Community Secondary Plan, refer to Section 1.2.

4.1.4 Population and employment growth will be:

- a) Focused in:
 - i) the Urban System;
 - ii) *delineated built-up areas* as shown on Schedule B2, Growth Management;
 - iii) *strategic growth areas*, including *major transit station areas* and locations with existing or planned transit, with a priority on higher order transit; and,
 - iv) areas with existing or planned *public service facilities*.
- b) Limited in areas that are:
 - i) within the Rural System;
 - ii) not serviced by existing or planned municipal water and wastewater systems; and,
 - iii) within the Greenbelt Plan, Niagara Escarpment Plan or Oak Ridges Moraine Conservation Plan Areas.

4.1.5 *Strategic growth areas* are identified as *major transit station areas* on Schedule C1, Town-wide Transportation Network, and as an Urban Centre (Caledon GO primary *major transit station area*) and Neighbourhood Centre (Mayfield West planned *major transit station area*) on Schedule B1, Town Structure. Density targets for the primary *major transit station area* are identified in Part F, density target for the planned *major transit station area* will be established through an amendment to this Plan.

4.1.6 *Employment areas* will be planned to achieve a Town-wide minimum density of 26 jobs per hectare.

4.2 Intensification

4.2.1 *Intensification* will be supported in appropriate locations within Caledon's existing *delineated built-up area*, as identified on Schedule B2, Growth Management, in accordance with the policies of this Plan.

4.2.2 A minimum of five percent of all new residential *development* will be directed to lands within the *delineated built-up area* shown on Schedule B2, Growth Management, on an annual basis to 2051. Opportunities to direct additional growth to the *delineated*

built-up area, particularly the Highway 50 corridor in Bolton will be considered and addressed through an amendment to this Plan.

- 4.2.3 *Intensification* may occur in a variety of built forms and scale, that are appropriate to their local and planned context. This Plan encourages a wide range of forms of *intensification*, including *infill* of vacant and underutilized lots, *redevelopment* at higher densities, use of *additional residential units*, purpose-built rental, adaptive reuse, and *development* on former industrial and commercial sites, including brownfield sites.
- 4.2.4 In addition to residential *intensification*, *compatible* employment uses that represent a greater intensity of use and create jobs within Caledon will also be encouraged, subject to the policies of this Plan. Where permitted, some forms of mixed-use *development* will include commercial and/or institutional uses and associated employment.

4.3 Development in Designated Greenfield Areas

- 4.3.1 *Development* within *designated greenfield areas*, as identified on Schedule B2, Growth Management, will be designed to meet or exceed a density of 67.5 residents and jobs combined per hectare.
- 4.3.2 The minimum density target in *designated greenfield areas* will be measured over the entire *designated greenfield area*, excluding the following:
- a) natural features and areas, supporting features and areas and floodplains, provided *development* is prohibited in these areas;
 - b) rights-of-way for:
 - i) electricity transmission lines;
 - ii) energy transmission pipelines;
 - iii) freeways, as defined by and mapped as part of the Ontario Road Network; and,
 - iv) railways;
 - c) *employment areas*; and,
 - d) cemeteries.

- 4.3.3 The Town will plan for *complete communities* within *designated greenfield areas* and *settlement areas* that create high quality public open spaces with site design and urban design standards that support opportunities for transit, walking and cycling, and direct the *development* of high quality *public realm* and *compact built form*.

4.4 Growth Phasing and Coordination

- 4.4.1 The Town will collaborate with the Region to establish a Growth Management and Phasing Plan for the Urban System to identify a logical extension and sequencing of growth in the *designated greenfield area* and the *delineated built-up area*, including plans for staging extensions or improvement of roads and services to support fully serviced and functional communities and *employment areas*.
- 4.4.2 *Development* and *redevelopment* within the Urban System will proceed according to the growth management and phasing policies of the Region of Peel Official Plan, planned servicing and the Town's Growth Management and Phasing Plan. *Development* and *redevelopment* will be staged and coordinated in alignment with the Region of Peel's Water and Wastewater Master Plan, Transportation Master Plans, and Capital Plans.
- 4.4.3 The Growth Management and Phasing Plan will sequence *development* to:
- a) ensure the substantial completion of new community and employment areas before additional community and employment areas are opened up for development;
 - b) ensure that *development* in *designated greenfield areas* is planned, designated, zoned, and designed in a manner that:
 - i) supports the achievement of *complete communities*;
 - ii) supports *sustainable* transportation;
 - iii) provides for the protection of the *natural heritage system* and water resource system;
 - iv) schedule and finance the *infrastructure* required to support growth in conformity with the planned Town structure; and,
 - v) provides for the orderly transition from agriculture, agricultural activities and related uses to support the continuation of *agricultural uses* for as long as practical.

- c) ensure that *development* is prioritized in areas with existing or planned higher residential or employment densities to optimize return on investment and financial sustainability, efficiency and viability of existing and planned services, such as transit and low carbon energy systems;
 - d) direct new *development* to occur adjacent to the existing built-up area and ensure that these areas have a compact form and a mix of uses and densities that allow for the efficient use of land, *infrastructure*, and *public service facilities*;
 - e) ensure that sufficient employment lands in appropriate locations will be available for employment growth in the planning period;
 - f) optimize wherever possible the use of existing *infrastructure* (sewer, water and roads);
 - g) address the improvement of live-work relationships, unit mix, and housing targets;
 - h) plan for a range of employment types
 - i) provide opportunities to locate population-related employment, institutional, and residential uses in higher density, mixed-use areas that are served by transit;
 - j) provide infrastructure that is feasible, efficient and financially *sustainable*, considering fiscal impacts to the Region and the Town; and,
 - k) identify priority areas for *development*.
- 4.4.4 Planned residential growth should occur in parallel with employment growth so that there is always an appropriate balance of residential and employment growth to support the *development of complete communities*.
- 4.4.5 When lands are to be made available for *development* according to the Growth Management and Phasing Plan, a secondary planning process will be initiated, in accordance with the policies of this Plan, to recommend a secondary plan for approval.
- 4.4.6 The Growth Management and Phasing Plan will identify *development* priority areas for the 2021 to 2036 period. These areas have been prioritized because they best support the continuing evolution of Caledon into a more *complete community*.
- 4.4.7 Notwithstanding the above, public *infrastructure* such as roads, parks, fire halls, schools and servicing facilities may proceed at any time in the New Community Areas and New Employment Areas, subject to the availability of servicing *infrastructure* and other requirements of the Town and the Region.

4.4.8 Notwithstanding the above, in no case will one owner or group of owners be permitted to unreasonably delay the normal progression of *development* contemplated by this Plan. Where unreasonable delay is occurring as determined at the Town's sole discretion, the identification of priority areas may be re-evaluated to the satisfaction of the Town in consultation with the Region.

4.4.9 The Town will work with school boards and agencies to ensure the necessary *infrastructure* and *public service facilities* are in place to accommodate the growth forecasted to 2051 and to facilitate the *development of complete communities*.

4.5 Settlement Area Boundary Expansions

4.5.1 A *settlement area* boundary expansion may only occur through a municipal comprehensive review where it is demonstrated that:

- a) Based on the minimum *intensification* and density targets in this Plan and a land needs assessment undertaken by the Region of Peel, sufficient opportunities to accommodate forecasted growth to the horizon of this Plan are not available through *intensification* and in the *designated greenfield area*;
- b) The proposed expansion will make available sufficient lands not exceeding the horizon of this Plan based on the analysis provided in the Region's land needs assessment, while minimizing land consumption;
- c) The timing of the proposed expansion and the phasing of *development* within the *designated greenfield area* will not adversely affect the achievement of the minimum *intensification* and density targets in this Plan, as well as the other policies of this Plan;
- d) A Place to Grow: Growth Plan for the Greater Golden Horseshoe policies on *settlement area* boundary expansions are satisfied; and,
- e) The Region of Peel Official Plan policies on *settlement area* boundary expansions are satisfied.

4.5.2 A *settlement area* boundary expansion may occur through a Region of Peel Official Plan Amendment in advance of a municipal comprehensive review, provided it is 40 hectares or less, and:

- a) The lands that are added will be planned to achieve at least the minimum *designated greenfield area* density target and the minimum *employment area* density target identified in the Growth Plan;

- b) The location of any lands added to a *settlement area* will satisfy the applicable requirements of the Growth Plan;
- c) The affected *settlement area* is not a rural settlement, the Palgrave Estates Residential Community, or in the Greenbelt Area;
- d) The *settlement area* is serviced by municipal water and wastewater systems and there is sufficient reserve *infrastructure* capacity to service the lands;
- e) The additional lands and associated forecasted growth will be fully accounted for in the land needs assessment associated with the next municipal comprehensive review; and,
- f) The Region of Peel Official Plan policies on Regional *infrastructure* financing are satisfied.

4.5.3 The establishment of new *settlement areas* is prohibited.

4.5.4 The Region of Peel may initiate the adjustment of a *settlement area* boundary outside of a municipal comprehensive review, if the conditions of Policy 5.5.8 of the Region of Peel Official Plan are met.

4.5.5 *Settlement area* boundary expansions into the *Natural Heritage System* of the Greenbelt Plan Area are prohibited.

4.5.6 *Settlement areas* outside the Greenbelt Plan Area are prohibited from expanding their boundaries into the Greenbelt Plan Area.

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5. CLIMATE CHANGE

Planning for climate change is at the forefront of every land use planning decision made in the Town of Caledon. The Town and community will do everything in their power to mitigate the effects of climate change at a scale aligned with global science, and to adapt to impacts of a changing climate system, including increased precipitation, heat and extreme weather. Climate change mitigation refers to reducing sources of greenhouse gases, such as burning fossil fuels for heating, electricity, and transportation, and enhancing carbon storage. Climate change adaptation refers to preparing for the impacts of a changing climate by reducing risk and vulnerability associated with extreme weather events and building resiliency to recover from them. Other strategies like supporting Caledon's *urban forest* can achieve both climate change mitigation and adaptation objectives.

Planning is an important tool in addressing climate change as decisions around land use and *infrastructure* “lock in” patterns of development and their associated emissions and climate risk for decades if not hundreds of years. With the scale of growth expected in Caledon, the Town has a unique opportunity to build low carbon and climate resilient communities that will benefit people and the environment. The climate change objectives and policy directions in this chapter will also be embedded in policies throughout this Plan. They aim to support the corporate goals, actions, and strategies identified in the Resilient Caledon Community Climate Change Action Plan.

5.1 Objectives

The planning objectives for climate change mitigation and adaptation are as follows:

- a) support climate change mitigation by reducing greenhouse gas emissions in the Town by 36 percent below 2016 levels by 2030 and reach *net-zero* emissions by 2050;
- b) support climate change mitigation by requiring new residential, employment and commercial buildings to meet the Town's *Green Development Standards* and encouraging the retrofitting of existing building for increased efficiency;
- c) support climate change adaptation by preparing for the impacts of climate change that pose a threat to buildings, *infrastructure*, natural systems, safety, and the well-being of Caledon's residents and economy;
- d) engage and empower citizens, households, businesses, and community groups to ensure the implementation of energy, emissions, and adaptation actions; and,

- e) ensure a holistic approach to climate action that considers social equity and responsibility in addressing the risks and sharing the costs and benefits of actions throughout the municipality considering differing access to services, household incomes, economic opportunities, and *infrastructure* investment.

5.2 Pathway to Low Carbon Communities

The following policies are intended to support a transition to low carbon communities.

5.2.1 To support built form and land use patterns that use land efficiently, reduce transportation emissions, and enable low carbon energy sources, the Town will:

- a) support the creation of compact, *transit-supportive*, and *complete communities*;
- b) plan for a mix of land uses to provide convenient access, and reduced travel times, between housing, employment and shopping areas, and community amenities and services;
- c) plan to meet or exceed the minimum *intensification* and density targets set by the Province, the Region of Peel Official Plan and this Plan; and,
- d) plan a convenient mobility network, including transit, cycling and walking routes, to encourage a higher share of non-auto trips.

5.2.2 To support energy conservation and conversion, the Town will:

- a) encourage the design and orientation of buildings and new communities to maximize passive solar energy gain and minimize energy loss from prevailing winds;
- b) maximize opportunities for the implementation of *renewable energy systems* and *alternative energy systems* on a site-specific or district-wide basis;
- c) encourage opportunities for conservation, energy efficiency and demand management such as high performance building envelopes and ventilation systems; and,
- d) encourage the shift away from natural gas in favour of renewable and alternative energy generation, including but not limited to, low carbon district energy heating and cooling systems, microgrids, geo-exchange systems, air source heating and cooling pumps, anaerobic digestion, and waste heat recovery.

5.2.3 To enhance carbon storage and sequestration, the Town will:

- a) establish landscaping requirements and promote tree planting to improve air quality and provide shade within the Caledon *urban forest*;
- b) increase the carbon sequestration potential of parks through tree planting and *urban agriculture*;
- c) protect agricultural lands within the Rural System, which provide long-term carbon storage benefits; and,
- d) protect, restore and enhance natural features and areas.

5.2.4 The Town will require all *major development* proposals to submit an alternative and *renewable energy systems* feasibility study, where appropriate, including the consideration of solar and geothermal energy installation and district and other low carbon energy systems.

5.2.5 The Town will consider programs and initiatives that encourage property owners to retrofit buildings to improve energy efficiency or install electricity-based heating systems such as radiant heating or heat pumps.

5.2.6 The Town will advocate for updated Ontario Building Code standards so that new construction will better withstand extreme weather events and be more energy efficient (e.g., Net Zero Ready Homes) by 2030.

5.2.7 Where a low carbon or district energy system is in place, the Town may require new buildings, including municipal buildings, to connect to the system.

5.2.8 The Town will encourage large-scale solar photovoltaic installations in appropriate locations, such as the rooftops of commercial and employment buildings or parking structures.

5.2.9 The Town will work with other levels of government, agencies, and the private sector to investigate and implement strategies to minimize the impact of traffic-related air pollutants and greenhouse gas emissions.

5.3 Pathway to Climate Resilient Communities

The following policies are intended to support a transition to climate resilient communities.

5.3.1 To enhance the adaptive capacity of *infrastructure*, the Town will:

- a) apply the Town's Risk and Vulnerability Assessment to inform decision-making;
- b) ensure that *subwatershed* planning informs the protection of water resource systems in the Town's new urban areas through secondary planning and subsequent development approvals;
- c) undertake *stormwater* management planning that, among other things, assesses the impacts of extreme weather events and provides direction for *green infrastructure* and *low impact development*;
- d) promote *development* patterns that conserve, integrate and enhance *natural heritage system* and *water resource system* features, areas, and functions;
- e) align with the climate adaptation requirements of Infrastructure Canada's Investing in the Canada Infrastructure Program, as amended; and,
- f) integrate *green infrastructure* and *low impact development* such as green roofs, and permeable surfaces into the design of *infrastructure*, where possible.

5.3.2 To increase biodiversity, the Town will:

- a) Protect, restore and enhance existing natural features and areas;
- b) require native and climate adaptive plant species to be included in landscape plans for municipal parks and open spaces;
- c) encourage native and climate adaptive plant species to be included in landscape plans for *development* subject to site plan approval.

5.3.3 To reduce the urban heat island effect, the Town will:

- a) implement measures to protect, maintain or enhance the *urban forest* as set out in Section 5.5, Urban Forest; and,
- b) promote green roofs and white roofs on residential, commercial, industrial, office and institutional rooftops.

5.3.4 The Town will encourage the use of large roof areas for clean energy generation, *stormwater* retention, heat reduction, and habitat creation.

5.3.5 The Town will encourage land stewardship activities such as reforestation, naturalization of public and private lands and low-maintenance landscaping.

5.3.6 The Town will collaborate with the Region of Peel and local health organizations to conduct climate change and health vulnerability assessments to prepare for the human health impacts of climate change.

5.4 Green Development Standards

5.4.1 The Town will establish *Green Development Standards*, to be implemented through the *development* application requirements in Chapter 27, Development Application Requirements, of this Plan.

5.4.2 The Town will establish minimum performance requirements as part of the *Green Development Standards* process along with guidelines, tools and templates to support compliance.

5.4.3 The *Green Development Standards* will encourage all new *development* to exceed the energy performance criteria of the Ontario Building Code, as well as establishing zero-emissions building standards.

5.4.4 The *Green Development Standards* will address matters including, but not limited to:

- a) *green infrastructure* and *stormwater*;
- b) building energy performance;
- c) greenhouse gas emissions reduction from buildings and vehicles;
- d) embodied carbon of building materials;
- e) *active transportation* and community design;
- f) parking;
- g) zero-emissions vehicle *infrastructure*;
- h) natural heritage *conservation*;
- i) materials and waste;
- j) measures for climate change adaptation; and,
- k) water conservation and efficiency.

5.5 Urban Forest

Caledon's *urban forest* is comprised of all trees and their growing environment on public and private lands within the Town's boundaries. The *urban forest* is a vital component of a healthy, resilient, and *sustainable* Town. It provides ecological, social, and economic benefits to private landowners and the broader community, including:

- erosion prevention;
- hydrological and nutrient cycling;
- clean air;
- long-term carbon storage;
- microclimates and shade;
- habitat for wildlife;
- *linkages* between natural heritage features;
- visual relief;
- attractive streetscapes and landscapes; and,
- outdoor recreational opportunities.

5.5.1 Additional direction for the *urban forest* is provided in Part G, Section 25.8, Tree Protection, of this Plan. Caledon's *urban forest* will be protected and managed with the goals of:

- a) maintaining and increasing the Town's canopy cover;
- b) improving both species and structural diversity, as well as overall health; and,
- c) being more evenly distributed across the Town.

5.5.2 The Town will encourage tree planting by all sectors of the community to contribute to the achievement of the Town's *urban forest* goals and targets.

5.5.3 The Town will investigate opportunities to set tree planting, maintenance, and tree canopy targets through the development of a Caledon Urban Forest Management Plan. The goals of the Caledon Urban Forest Management Plan may include, but not necessarily be limited to:

- a) inventorying Caledon's *urban forest* and monitoring and assessing health, changes, and ecosystem services over time;
- b) maintaining the health, structure, functions, and ecosystem services of Caledon's *urban forest*;

- c) growing and enhancing the *urban forest* by increasing the Town's canopy cover and improving species richness, structural diversity, overall health and even distribution across the Town;
- d) developing and implementing a strategic, proactive maintenance program pertaining to trees on public land;
- e) protecting existing trees and their growing environment, woodland ecosystems, and other vegetation; and,
- f) encouraging all members of the community to participate in these goals and build strong *urban forest* partnerships to help realize the vision for Caledon's *urban forest*.

5.5.4 Caledon's *urban forest* will be recognized as *green infrastructure* and as a natural asset, and trees and wooded natural areas will be incorporated into municipal asset management planning.

5.5.5 Through the development review process the Town will conserve and enhance its *urban forest* resilience by ensuring:

- a) no net *negative impacts* by requiring an arborist report/tree inventory and protection plan, as necessary, that demonstrates tree preservation and protection both pre and post construction, and where preservation of some trees is not feasible, identifies opportunities for replacement to the satisfaction of the Town in compliance with any Town Tree Conservation By-law and associated tree compensation requirements;
- b) the protection of mature tree canopies in existing *settlement areas* is prioritized over removal and replacement or monetary compensation to the greatest extent practical, to help maintain the ecological benefits they provide and the character of an area;
- c) where healthy trees are to be protected, appropriate tree protection zones, grading, and building setbacks are provided to ensure their long-term health;
- d) the value of healthy mature trees notable for their age, distinctive character, species, rarity, size, and form will be prioritized by striving to protect and integrate them into public spaces;

- e) encouraging the protection of trees that are part of *significant* hedgerows and *cultural heritage landscapes*, particularly through their protection and integration within the *public realm*;
- f) appropriate planting locations and *sustainable* growing environments for trees are provided through suitable landscaped areas that include high quality soil and adequate soil volumes;
- g) the application of best management practices and *green infrastructure* techniques where trees are proposed to be planted in areas of hardscape, such as medians, sidewalks, plazas, parking lots and other public spaces to ensure their long-term survival, growth, and health;
- h) a diversity of tree species is used, including species resilient to a changing climate; and,
- i) non-native tree and shrub species that are invasive are not used.

5.5.6 Required tree replacement/compensation plantings do not replace the normal landscape planting requirements as part of the approval of any *development* or *site alteration*. Where tree replacement cannot be accommodated on-site, the Town may require cash-in-lieu of replacement trees elsewhere.

5.5.7 All public *infrastructure* work will first require an arborist report/tree inventory and protection plan, as necessary, that demonstrates tree preservation and protection both pre- and post-construction, and where preservation of some trees is not feasible, identifies opportunities for replacement. The arborist report/tree inventory and protection plan will be prepared to the satisfaction of the Town, in compliance with the Town's tree compensation requirements, and in accordance with applicable Conservation Authority requirements.

5.5.8 Development and implementation of woodlot management plans may be required prior to the conveyance of woodlands to the Town.

5.5.9 To support the management, protection, and enhancement of the *urban forest*, the Town will:

- a) continue to promote public awareness and engagement initiatives that educate residents about the value of the Town's *urban forest* and encourage participation in its care and stewardship;

- b) continue to promote the management and enhancement of the *urban forest* on public and private property; and,
- c) work jointly with area municipalities, the Region of Peel and the Conservation Authorities to undertake *urban forest* studies and to develop strategies that will support programs and initiatives to maintain and enhance the *urban forest* canopy.

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6. CULTURAL HERITAGE

Caledon's cultural heritage reflects 13,000 years of human interaction with the land and includes tangible physical heritage as well as the intangible heritage of the perspectives, knowledge, and practices of current and past inhabitants.

Archaeological resources, built heritage resources and cultural heritage landscapes are irreplaceable. Providing for their *conservation* is an important part of the Town's decision-making and planning for future growth.

Caledon's *cultural heritage resources* will be *conserved* to ensure their continued contribution to the identity, character, vitality, economy, *sustainability*, and well-being of the broader community and of Indigenous communities.

6.1 Objectives

The planning objectives for cultural heritage are as follows:

- a) respect the past while planning for the future;
- b) engage and work cooperatively with Indigenous Nations, residents, businesses, the Region of Peel, Conservation Authorities and other agencies to promote sound *conservation* practices;
- c) use available powers and tools to ensure that all new *development* and *site alteration* *conserve cultural heritage resources*; and,
- d) encourage and promote heritage *conservation* and stewardship to support *sustainable*, healthy, and prosperous communities.

6.2 General Policies

6.2.1 The Town will exercise the powers and apply the tools provided by legislation in implementing and enforcing its cultural heritage policies, particularly the *Ontario Heritage Act*, the *Planning Act*, the *Environmental Assessment Act*, the *Building Code Act*, the *Municipal Act*, the *Funeral, Burials and Cremation Services Act*, and the *Niagara Escarpment Planning and Development Act*.

6.2.2 To *conserve cultural heritage resources* in accordance with applicable legislation and recognized heritage protocols, standards and guidelines, the Town:

- a) may recognize or designate properties of cultural heritage value or interest;

- b) will maintain a Heritage Register of properties of cultural heritage value or interest and other non-legislated inventories as required;
 - c) may establish *heritage conservation districts* and adopt heritage conservation district plans;
 - d) may, consistent with provincial standards, establish policies, procedures, plans, and guidelines for the identification, assessment, evaluation, management, use, designation, alteration, removal or demolition of *cultural heritage resources*, or changes to their heritage status;
 - e) may pass by-laws establishing standards for the maintenance of properties designated under the *Ontario Heritage Act*;
 - f) may pass a demolition control by-law to require, among other things, the issuance of a building permit for a replacement building prior to the demolition of a *cultural heritage resource* on a property on the Town's Heritage Register;
 - g) may pass by-laws providing for the entering into of easements or covenants for the *conservation* of property of cultural heritage value or interest;
 - h) may establish policies and/or guidelines to recognize the importance of cultural heritage context of villages and hamlets not subject to a heritage conservation district plan; and,
 - i) may establish programs and/or financial incentives to encourage cultural heritage *conservation*.
- 6.2.3 The Town will prepare a comprehensive Cultural Heritage Plan to provide a basis for additional official plan policies or initiatives to *conserve cultural heritage resources*.
- 6.2.4 Designated *cultural heritage resources* will be identified on Figure C3, Designated Cultural Heritage.
- 6.2.5 Where the Town is considering a proposal to alter, remove or demolish a *cultural heritage resource* that is protected under the *Ontario Heritage Act*, or repeal a designating by-law under the Act, it will ensure that it has before it any required heritage impact assessment or sufficient information to review and consider:
- a) how the proposal affects the *heritage attributes* and the cultural heritage value or interest of the *cultural heritage resource*; and,

- b) options that reduce, minimize or eliminate impacts to the *cultural heritage resource*.

6.3 Heritage Conservation and Development

- 6.3.1 The Town may require the *conservation of cultural heritage resources* identified on the Heritage Register, including their integration into new *development*, through the development application approval processes.
- 6.3.2 The Town may require a cultural heritage evaluation report, heritage impact assessment and/or archaeological assessment prepared by a qualified professional in support of a proposed *development, redevelopment, or demolition*, including an *infrastructure* project. New or revised evaluations may be required if new information is discovered, if the scope or design of a development proposal changes significantly, or *archaeological resources* are identified.
- 6.3.3 A *cultural heritage resource* should be evaluated to determine its cultural heritage value or interest and *heritage attributes* before or concurrent with the preparation of any heritage impact assessment of proposed *development* on the *cultural heritage resource*.
- 6.3.4 The Town should require a heritage impact assessment and consider its outcome where *development or redevelopment*, including an *infrastructure* project, is proposed:
 - a) on, adjacent to, or in the immediate vicinity of, a designated heritage property;
 - b) within, adjacent to, or in the immediate vicinity of, the boundaries of a *heritage conservation district*;
 - c) within, adjacent to, or in the immediate vicinity of, a *cultural heritage landscape*; or,
 - d) on a property listed on the Town's Heritage Register.
- 6.3.5 When evaluating a *development* proposal, the Town will consider the interrelationship between *cultural heritage landscapes* and natural features and areas in accordance with the policies this Plan.
- 6.3.6 The Town may impose, as a condition of any development approvals, the implementation of appropriate measures to ensure the *conservation* of any affected *cultural heritage resources*, and where appropriate, their integration into new development. Such *conservation* measures may include a heritage conservation plan,

development agreement, heritage easement agreement, securities, or any other such measure as may be supported by policy and legislation.

- 6.3.7 All options for on-site retention of buildings and structures of *significant* cultural heritage will be exhausted before resorting to relocation. Relocation of *built heritage resources* will only be considered through a cultural heritage impact assessment, structural assessment and heritage conservation plan that address retention and relocation.
- 6.3.8 *Cultural heritage resources* that are lost through development, *redevelopment*, or demolition, including an *infrastructure* project, should be documented and commemorated.

6.4 Archaeological Resources

- 6.4.1 The Town has prepared and will maintain an Archaeological Management Plan that includes mapping of *areas of archaeological potential*, policies and guidelines for the *conservation* and management of *archaeological resources*.
- 6.4.2 The Town will require the *conservation* or mitigation of sites of archaeological value and *areas of archaeological potential* as provided for under the *Planning Act*, the *Environmental Assessment Act*, the *Ontario Heritage Act*, the *Municipal Act*, the *Cemeteries Act*, or any other applicable legislation.
- 6.4.3 Where a development may cause an impact to *archaeological resources* or *areas of archaeological potential*, an archaeological assessment by a qualified professional will be required in accordance with Provincial standards and guidelines, and in consultation with Indigenous Nations. In addition:
- a) Projects involving in-water works may require a marine archaeological assessment.
 - b) No site grading, servicing or other soil disturbance will be permitted without prior confirmation that Provincial licensing and resource *conservation* requirements have been met.
 - c) Further consultation with Indigenous Nations may be required in accordance with Part G, Section 28.3, Indigenous Engagement, of this Plan.
- 6.4.4 *Archaeological resources* that are located on a proposed *development* site will be *conserved* in accordance with the recommendations of the approved archaeological assessment.

6.4.5 *Significant archaeological resources* should be conserved in place wherever possible.

6.4.6 Where *significant archaeological resources* must be *conserved* in place, only *development* and *site alteration* that maintain the heritage integrity of the site may be permitted.

6.5 Built Heritage Resources

6.5.1 *Built heritage resources* should be maintained in their original locations. The following alternatives will be considered, in order of priority, before a relocation is approved:

- a) retention of the *built heritage resource* in place for its original use;
- b) retention of the *built heritage resource* in place for an adaptive reuse approved by the Town;
- c) relocation of the *built heritage resource* on-site; and,
- d) relocation of the *built heritage resource* to an appropriate off-site location to the satisfaction of the Town.

6.5.2 Additions and alterations to a *built heritage resource* should be designed to conserve its cultural heritage value or interest and *heritage attributes*, as follows:

- a) An addition should be set back from the principal façade of the original building.
- b) The architecture of an addition or alterations need not replicate the architecture of the original building but should be *compatible* with and not overwhelm the original building.
- c) The roof design and slope should be consistent with those of the original building, where appropriate.

6.5.3 Heritage buildings on properties included on the Heritage Register are exempt from the minimum height requirements of this Plan.

6.6 Reuse, Retention and Climate Change Resiliency

6.6.1 The Town may permit the adaptive reuse of a *built heritage resource* for *conservation* purposes, subject to the policies of this Plan.

6.6.2 The Town will encourage the *conservation* and adaptive reuse of historic mineral resource extraction areas and associated structures and features.

- 6.6.3 To enable the *conservation* of a heritage dwelling, the Town may permit the creation of a lot for a new detached dwelling, or *additional residential units* on the property containing the heritage dwelling, subject to the policies of this Plan and the designation of the heritage property under the *Ontario Heritage Act*.
- 6.6.4 The Town will encourage and consider the retention and *conservation* of historic landscaping or vegetation along streets and roads, except where removal is necessary because of disease, damage or to ensure public health and safety.
- 6.6.5 The Town should, in collaboration with property owners and government agencies, implement climate change resiliency measures and incentives to prevent and mitigate climate change risks to *cultural heritage resources*.
- 6.6.6 The Town may develop criteria to identify trees of cultural heritage value or interest and implement *conservation* measures for their protection.

6.7 Heritage Conservation Districts

- 6.7.1 The Town may establish *heritage conservation districts* under the *Ontario Heritage Act* where merited by the concentration and significance of *cultural heritage resources*.
- 6.7.2 Where designated under the *Ontario Heritage Act*, a *heritage conservation district*:
- a) will be subject to applicable powers and tools for its *conservation*;
 - b) will be identified on the relevant schedules of this Plan; and,
 - c) may be subject to an area-specific land use designation and policies consistent with the applicable heritage conservation district plan.
- 6.7.3 *Heritage conservation districts* will be *conserved* through the careful consideration of any proposals for change within their boundaries, on *adjacent lands*, or in their immediate vicinity. In reviewing proposals for construction, demolition, relocation, or removal, or for alteration within, adjacent to, or in the immediate vicinity of a *heritage conservation district*, the Town will be guided by this Plan, the applicable heritage conservation district plan, and any applicable policy, legislation, and guidance documents.

6.8 Cultural Heritage Landscapes

- 6.8.1 The Town may expand the Cultural Heritage Landscape Inventory through further site evaluations and consultation with Indigenous Nations.

- 6.8.2 The Town may designate *cultural heritage landscapes* under the *Ontario Heritage Act* or conserve them through area-specific land use designations and policies that reflect Indigenous and/or settler perspectives.
- 6.8.3 Where designated under the *Ontario Heritage Act*, a *cultural heritage landscape*:
- a) will be subject to applicable powers and tools for its *conservation*;
 - b) may be identified on the relevant schedules of this Plan; and,
 - c) may be subject to area-specific land use designations and policies consistent with any applicable heritage conservation plan.
- 6.8.4 Where designation under the *Ontario Heritage Act* is not practical (e.g., due to the scale of the landscape), a *cultural heritage landscape* may be subject to area-specific land use designations and policies.
- 6.8.5 *Cultural heritage landscapes* will be *conserved* through the careful consideration of any proposals for change within their boundaries on *adjacent lands*, or in their immediate vicinity. In reviewing proposals for construction, demolition, relocation, or removal, or for alteration within, adjacent to, or in the immediate vicinity of a *cultural heritage landscape*, the Town will be guided by this Plan, and any applicable heritage conservation plan or guidance documents.
- 6.8.6 The Town may identify culturally important vistas, viewsheds, pathways and places, and implement measures to *conserve* their cultural heritage value or interest and *heritage attributes*.
- 6.8.7 The Town may identify historic roads, scenic vistas and viewsheds, and implement measures to *conserve* their cultural heritage value or interest and *heritage attributes*.

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7. DESIGN

The Town of Caledon is shaped by its abundance of nature, open space, and history. This has allowed the Town to evolve as a distinct place in Ontario – where urban areas have developed alongside the natural world and embraced our past, where growth is balanced with long-term benefits and the futures of each of our villages and hamlets, and where the needs of the community are placed first. To ensure this is how Caledon continues to grow, the following three key design principles will apply to all new growth:

- Preservation and Integration
- *Sustainable*, Quality, Compact Development
- Community Focused Design

These principles will guide each stage of the development process, from secondary plans to detailed site design. They are intended to create distinct, resilient and *complete communities*. They help support the objectives of the Town's Resilient Caledon Plan, *Green Development Standards*, Active Transportation Master Plan and Parks Strategy.

7.1 Objectives

The planning objectives for design are as follows:

- a) preserve the rural character of the villages and hamlets of the rural system and grow existing and new *settlement areas* of the Town as a network of vibrant, attractive and compact urban communities;
- b) support and achieve a high standard of urban design to help create healthy *complete communities* that are *accessible*, walkable, attractive, thriving, innovative and inclusive;
- c) promote and recognize excellence in innovation in architecture, urban design, *sustainable* building design and landscape architecture;
- d) prioritize reuse, flexibility, adaptive building design, site design, community design and *public realm* design;
- e) create a built environment of human-scale that respects, conserves and enhances *cultural heritage resources*, natural features and areas, important viewsheds, community character and streetscape in all aspects of design;

- f) design individual site elements, buildings, structures and spaces to have mutually supportive relationships with one another and with other overall urban fabric and interrelated networks and systems; and,
- g) promote arts and culture and encourage provision of public art in private and public developments.

7.2 General Policies

7.2.1 The Town will require high quality urban design through the implementation of this Plan and approved Town-wide Design Guidelines. Additional guidance is provided in Part G, Section 27.4, Implementing Design Excellence.

7.2.2 The Town-wide Design Guidelines will be reviewed and updated periodically to respond to emerging best practice design principles.

7.2.3 All development in the Urban System will:

- a) achieve a high quality *public realm*, architectural design, prioritize *sustainability* and contribute to a high quality of life; and,
- b) adhere to the design policies in Part F, Urban System.

7.2.4 New communities will:

- a) be designed as *complete communities* through the creation of a framework for a compact design, mix of uses and densities, a fully connected grid network of streets and viable options for *sustainable* transportation modes;
- b) demonstrate development of an integrated, connected and pedestrian focused *public realm*, including a variety of features intended to encourage the establishment of community such as gathering areas, enhanced streetscaping at connection nodes and community market areas;
- c) align new streets in a grid pattern wherever possible to create pedestrian-scaled development blocks to ensure connectivity and better provide for *active transportation*;
- d) be designed with community amenities such as institutional and *community facilities*, museums, historic sites, cultural centres, theatres, retail and/or commercial amenities within walking distance.

- 7.2.5 Reverse frontage lots, also known as rear lotting, should be avoided along Town arterial and collector roads by providing vehicular access from rear lanes or window streets (parallel local streets).
- 7.2.6 All industrial, commercial and residential buildings should include dedicated outdoor amenity areas located and sized appropriately to provide the health and well-being benefits associated with these areas. The size must be directly proportional to the number of staff or residents intended to access these areas, or as stipulated in the implementing zoning or Town-wide Design Guidelines.
- 7.2.7 The transition between the Urban System and the Rural System, will be achieved through:
 - a) appropriate setbacks and separation distances that include planted *buffers*;
 - b) step-backs for buildings with larger massing and scale;
 - c) introducing alternative land use types, parks or open space features; and/or,
 - d) increasing rear yard or side yard setbacks for residential and non-residential *developments*.

7.3 Streetscape and Street Design

Streets connect all aspects of the *public realm* – the network of public and private spaces to which the public has access.

- 7.3.1 New streets will be designed as complete streets through the coordination of site, building and landscape design on and between individual sites.
- 7.3.2 New streets will be public streets unless otherwise determined by the Town. Private streets, if deemed appropriate by the Town, will be designed to meet the objectives of new public streets.
- 7.3.3 New streets will be designed to:
 - a) provide access and municipal street addresses for new *developments*;
 - b) extend site lines and view corridors;
 - c) divide larger sites into smaller blocks;
 - d) include pedestrian and cyclist amenities to promote *active transportation*; and,

- e) balance the needs and priorities of various users and uses within the right-of-way.
- 7.3.4 Boulevards will be well-designed to support coordinated landscaping, amenity spaces, setbacks, pedestrian-scale lighting, street furnishings, electric vehicle charging *infrastructure*, where feasible, and appropriate *green infrastructure* and *low impact development* measures.
- 7.3.5 The design of streetscapes should be consistent with the planned function of streets and neighbourhoods.
- 7.3.6 The Town will design streets for speeds appropriate to their context to avoid the need for secondary traffic calming measures.
- 7.3.7 Streetscapes should be designed to be:
 - a) flexible to respond to changing needs, trends and technologies over time; and,
 - b) resilient to predictable future conditions such as extreme weather events and public health requirements.
- 7.3.8 Streetscapes should incorporate *sustainable* design elements that support climate change adaptation and mitigation by:
 - a) contributing to the urban forest through tree plantings within streetscapes;
 - b) promoting *active transportation* and *green infrastructure*; and,
 - c) incorporating *low impact development* or other *green infrastructure* to assist in *stormwater* quantity and quality control.
- 7.3.9 To provide visual interest and delineate different transportation uses, different paving materials may be required to differentiate parking, driveways, access aisles, streets, sidewalks and pedestrian pathways.
- 7.3.10 Street tree planting will include a variety of native tree species, and where appropriate and necessary, hybrid species to ensure resiliency and avoid a monoculture of tree species.
- 7.3.11 Pedestrian and cyclist areas within street rights-of-way will be designed to:
 - a) accommodate additional sidewalk width, where appropriate, to encourage and in anticipation of high pedestrian volumes;
 - b) meet the standards of the *Accessibility for Ontarians with Disabilities Act*;

- c) accommodate *infrastructure* and features to improve comfort and encourage pedestrian and cyclist use such as shade, seating and end of trip facilities; and,
- d) accommodate sidewalk cafes, kiosks, and street vendors, wherever appropriate.

7.3.12 Continuous, highly visible, well-articulated and landscaped connections between building(s) and the street will be provided in new and *infill developments*, to establish pedestrian linkages between the sidewalk and building entrances, and improve access for pedestrians, cyclists, and public transit users.

7.3.13 Pedestrian linkages should be incorporated into the design of new *development* and through large sites to create mid-block connections from internal areas to collector or arterial roads.

7.4 Universal Design

The Town is dedicated to creating inclusive communities that are compliant with the *Accessibility for Ontarians with Disabilities Act*, the Ontario Building Code and other *accessibility*-related legislation and regulations.

7.4.1 *Development* will demonstrate universal *accessibility* in accordance with the Town's Universal Design Policy and Multi-Year Accessibility Plan, as amended periodically, to ensure that the built environment addresses the needs of diverse users and provides a healthy, equitable and inclusive environment.

7.4.2 The Town's Accessibility Committee may review site plan control applications to ensure that the standards of the *Accessibility for Ontarians with Disabilities Act* are met.

7.5 Public Art

7.5.1 The Town will encourage new neighbourhoods and individual sites to be designed and redeveloped to incorporate public art as an integral component of *public realm* planning in order to enhance the enjoyment of the built environment while contributing to a sense of place, meaning and context.

7.5.2 Public art will be encouraged throughout the Town in priority locations. Public art may reflect local history or traditions or may commemorate *significant* persons or events.

7.5.3 The Town will encourage public art to be incorporated into large-scale private *developments*.

7.6 Community Focused Design

- 7.6.1 To prioritize spaces that provide a sense of place, foster civic pride, and promote a sense of belonging, new communities will be designed to:
- a) provide diversity of land uses in the neighbourhood;
 - b) meet daily needs of residents and workers;
 - c) create space for healthy, diverse, and engaging neighbourhoods to thrive;
 - d) signify the importance of nodes, landmarks, routes, edges and open areas of the site and surrounds within a cohesive urban design approach;
 - e) activate public streets and open spaces through coordination of adjacent land uses and design of built form;
 - f) respect and enhance the *public realm* through building setbacks and boulevard design;
 - g) include rights-of-way as complete streets, where possible and in context to the overall streetscape or neighbourhood;
 - h) apply urban design best practices and a human-scale to commercial and industrial *development*; and,
 - i) integrate safety and crime prevention principles.

7.7 Site Design

The Town will ensure that the design objectives of this Plan are achieved through the design of new sites and *redevelopment* of existing sites.

- 7.7.1 Through the Site Plan Control process, the Town will:
- a) consider individual site elements to improve the aesthetic quality of the *development* from the *public realm*, adjacent properties and on the *development* site;
 - b) ensure safe, comfortable and functional on-site and off-site circulation for all modes of transportation; and,
 - c) ensure site servicing components are functional, attractive and appropriately screened from view from the *public realm*.

- 7.7.2 Loading areas, utilities and mechanical equipment should be located and integrated within a building. Where not feasible, these elements should be directed away and screened from the *public realm*.
- 7.7.3 At grade or grade-related public spaces such as plazas, forecourts, and public courtyards should be provided where appropriate, particularly in densely populated areas.
- 7.7.4 Publicly *accessible* mid-block pedestrian connections should be included on larger sites. Mid-block connections should be direct, logical, and continuous to limit the need for added wayfinding measures.
- 7.7.5 Buildings should be sited to create safe, secure, *accessible* and usable internal spaces.
- 7.7.6 Where *development* is adjacent to *sensitive land uses*, *negative impacts* will be mitigated through techniques such as separation distances, landscaped planting *buffers* and building articulation.
- 7.7.7 Lighting
 - a) Lighting will be internally oriented within a property to minimize glare and light pollution on adjacent properties, environmentally protected areas or public streets. Dark sky compliant lighting fixtures, and smart lighting solutions that reduce lighting requirements will be encouraged.
 - b) Lighting of street rights-of-way will provide a safe level of illumination onto the roadway and sidewalks.
 - c) Human-scaled or low-level lighting should be provided in locations with high levels of pedestrian activity including, but not limited to, pathways, transit stops and stations, parks, schools and other public buildings and spaces.
- 7.7.8 Signage
 - a) Exterior site signage within the *public realm* will be designed to comply with the Town's Sign By-law and be *compatible* with, and complementary to, the architecture of the building and the site design. Signage will be integral to the style of the *development* and streetscape and not dominate or clutter the streetscape.
 - b) Signage on properties designated under the *Ontario Heritage Act* will be *compatible* with the architecture and character of the designated property or

heritage conservation district, unless otherwise permitted by the Heritage Committee or *Ontario Heritage Act*.

7.8 Built Form, Massing and Scale

- 7.8.1 The following section identifies design policies for the built form that is expected to be developed across the Town. The Town-wide Design Guidelines will provide further guidance to supplement the policies in this Plan.
- 7.8.2 Buildings should be oriented to create a strong street presence, with main entrances located to face the streets. Corner buildings should address both streets by providing articulated façades facing each street, and buildings at the end of terminating views or street intersections should have an increased architectural presence and should enhance and create view corridors and vistas.
- 7.8.3 New buildings will be designed and oriented to support a vibrant, active and pedestrian-oriented streetscape.
- 7.8.4 Buildings and public places located at gateways, major vista termini, or along view corridors will be given special design treatment through massing, architectural detailing, materials, building wall articulation, or any combination thereof, as appropriate. Buildings with frontage on arterial roads should have grading and storm servicing directed away from arterial roads towards internal streets.
- 7.8.5 Blank façades facing a street, open space or park should be avoided.
- 7.8.6 Building servicing, as well as parking, access, loading, and waste collection areas, should be integrated into the building design, located away from *sensitive land uses*, and be separated and screened from the *public realm*.
- 7.8.7 Commercial buildings should be designed to enhance the pedestrian experience.
- 7.8.8 The Town will promote bird-friendly building and site design.

7.9 Built Form – Building Types

New *development* will include a range of building types: low-rise, mid-rise and high-rise buildings. The Town-wide Design Guidelines will provide further guidance to ensure that new *development* is designed to fit within its existing and planned context.

- 7.9.1 A low-rise building is generally no taller than four storeys in height.
- 7.9.2 Mid-rise Buildings

- a) A mid-rise building is generally five to 12 storeys in height or has a height less than the width of the right-of-way that it fronts onto.
- b) Mid-rise buildings should be:
 - i) focused along Urban Corridors;
 - ii) oriented toward major street frontages and have consideration for sun and shadow studies, wind studies, and view and vistas of the surrounding neighbourhood; and,
 - iii) designed to have a suitable transition of scale to adjacent areas through built form, setbacks, step-backs, angular planes, *buffers* and separation distances; and,

7.9.3 High-rise Buildings:

- a) A high-rise building is generally 13 storeys or more in height.
- b) High-rise buildings should be:
 - i) located in Urban Centres and along Urban Corridors where contextually appropriate;
 - ii) oriented toward major street frontages and have consideration for sun and shadow studies, wind studies, and view and vistas of the surrounding neighbourhood
 - iii) designed to have a suitable transition of scale to adjacent areas through built form, setbacks, step-backs, angular planes, *buffers* and separation distances; and,
- c) A high-rise building should typically consist of three portions: a base, tower and top.
 - i) The base portion of a high-rise building should be designed to:
 - provide natural surveillance of the *public realm* by incorporating glazing, doors, windows, balconies and space for active uses at grade; and,
 - maximize connectivity and reinforce the *public realm*.
 - ii) The tower portion of a high-rise building should be designed to:

- mitigate the physical and visual impacts of the tower on the *public realm*; and,
 - limit the impact of wind and shadows on the *public realm*.
- iii) The top portion of a high-rise building should be designed to contribute to the surrounding skyline character and integrate rooftop mechanical systems into the building design.
- d) The design of sites with two or more high-rise buildings should consider tower size, placement, separation, and overlap to:
- i) limit undesirable microclimate conditions;
 - ii) preserve the sky view from the pedestrian realm; and,
 - iii) create a dynamic skyline.

7.10 Parking

- 7.10.1 Parking to support new *development* in *strategic growth areas* is encouraged to be integrated within buildings, located below grade and/or in screened structured parking facilities to reduce or eliminate the need for surface parking.
- 7.10.2 Where an above-ground structured parking facility is deemed appropriate by the Town, it should be screened from view from the *public realm* with façades of high quality architectural design and landscaping treatments. Street-related uses should be included at grade, where appropriate, to contribute to an active pedestrian realm.
- 7.10.3 Surface parking areas should generally be located on site at the rear or side of buildings and not between the front of a building and the street.
- 7.10.4 Surface parking areas should incorporate planted landscaped areas that:
- a) clearly define vehicular and pedestrian circulation routes;
 - b) are sufficiently sized to support the growth of trees and other vegetation;
 - c) effectively screen parked vehicles from view from the *public realm*; and,
 - d) provide shade, wind break, and visual relief from hard surfaces.

- 7.10.5 Bicycle parking should be provided and conveniently located near building entrances. Sheltered bicycle parking should be integrated into built form.
- 7.10.6 Preferential parking for carpooling and electric vehicle charging *infrastructure* should be incorporated into parking areas, where appropriate.
- 7.10.7 Truck and/or trailer parking, staging or loading areas should not be located between the front elevation of a building and a public street and will be screened from the *public realm*.

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8. ECONOMIC OPPORTUNITIES

The Town is well-positioned to benefit from the growth that is forecast for the Region, especially in the targeted employment fields of:

- advanced manufacturing;
- agri-food and food science;
- agriculture, including value-added agricultural businesses;
- tourism, including tourist-related service industries;
- arts and culture; and,
- the knowledge, innovation, technology and creative industry sectors.

It is a guiding principle of this Plan to support strategic and innovative economic opportunities. The intent is to enable the strategic *development* of the Town's employment lands to maximize long-term job growth and economic prosperity, and support the retention and expansion of businesses, and revitalization of main streets. In addition to urban *employment areas*, the rural economy including the tourism sector provides a range of business opportunities and jobs. The retail sector is also an important aspect for the growth of the community by serving the Town's residents and business needs.

The Town's location within the Greater Golden Horseshoe provides access to extensive regional transportation *infrastructure*, future greenfield *development* opportunities and a skilled workforce, appealing to future investors, workers, and visitors to the Town.

The policies in this chapter are intended to support growth management policies in Part B, Growth Management, and applicable land use designations in Part E, Rural System, and Part F, Urban System.

8.1 Objectives

The planning objectives for economic opportunities are as follows:

- a) facilitate a *sustainable*, environmentally sound and diverse local economy;
- b) attract and retain a talented labour force;
- c) generate opportunities and provide support to residents, entrepreneurs, and investors;

- d) welcome services and technologies responsive to the impacts of and solutions to climate change;
- e) promote tourism, cultural and recreational opportunities;
- f) streamline and improve processes and processing timelines to support *development*;
- g) support the *agricultural system* and the local food economy through a range of activities and amenities including investment in agricultural services, value-added food processing, local distribution, consumption, and disposal;
- h) promote economic *development* opportunities to support a low carbon energy transition; and,
- i) encourage innovation to reduce the carbon footprint of *employment areas* and ensure resilience to extreme weather.

8.2 General Policies

- 8.2.1 The Town will plan for, and protect, *employment areas* for a variety of employment uses, and will require a diverse range of employment uses to help achieve the projected forecasts, accommodate a variety of employment uses as locational and market trends require, and accommodate industry clusters identified in the Town's Economic Development Strategy.
- 8.2.2 The Town will ensure adequate, *development* ready employment land supply necessary to allow for continued employment growth and facilitating *intensification* of *employment areas* to efficiently use existing *infrastructure* and meet employment growth projections.
- 8.2.3 To ensure that the agricultural sector continues to thrive while Caledon grows, the Town will:
 - a) provide flexibility and support to diversify the agricultural economy;
 - b) encourage and promote *urban agriculture* and farmers' markets in the urban areas and rural *settlement areas*;
 - c) support commerce in the *rural area*, including farm roadside sales, and tourism-supportive uses in Villages and Hamlets;

- d) encourage the use of vacant and underutilized lands, utility corridors and public lands for the establishment of community gardens where appropriate;
 - e) attract and promote innovative and *sustainable* food science, agricultural and agri-food processing investment;
 - f) support appropriate transportation *infrastructure* for agricultural vehicles and equipment;
 - g) work with the Region of Peel on water and wastewater services that support agricultural needs; and,
 - h) work with the Province to expand opportunities for the *development* of *on-farm diversified uses* throughout the *rural lands* of the Oak Ridges Moraine Conservation Plan Area in Caledon.
- 8.2.4 The Town will plan for higher density employment, such as office *development* and major institutional uses, to occur in the Caledon GO *major transit station area* (also identified as an Urban Centre), neighbourhood centres, urban corridors and other areas where there is a supportive transportation network.
- 8.2.5 The Town will plan for and develop employment and industrial uses near and adjacent to *major goods movement facilities and corridors*, including highways, rail facilities, airports, haul routes, major truck terminals, and *major facilities*, to serve as a transition *buffer* with sensitive uses.
- 8.2.6 The Town will encourage the *redevelopment* of industrial and commercial sites, including brownfield sites, in accordance with the policies of this Plan.
- 8.2.7 To ensure that *employment areas* are adequately serviced by transportation *infrastructure*, the Town will:
- a) ensure the design and *development* of *employment areas* that are easily *accessible* through all transportation modes, including transit, *active transportation* and automobile; and,
 - b) facilitate an efficient goods movement network connecting *employment areas*.
- 8.2.8 Conversions of lands within *employment areas* to non-employment uses such as *Major Retail*, residential, and other *sensitive land uses* not ancillary to the primary employment use will not be permitted.

8.2.9 The Town will create a diverse economy by encouraging services and technologies responsive to the impacts of climate change by:

- a) Supporting innovation and private investment in industries and businesses that promote solutions to climate change or have low carbon operations, and,
- b) Promoting incentives where significant green technologies are utilized in site design, building design and business operation.

8.3 Land Use Compatibility

8.3.1 *Major facilities* and *sensitive land uses* will be planned and developed to avoid, or if avoidance is not possible, to minimize and mitigate any potential *adverse effects* from odour, noise, and other contaminants, minimize risk to public health and safety and to ensure the long-term operational and economic viability of *major facilities* in accordance with provincial guidelines, standards and procedures.

8.3.2 The Town will plan for and develop employment and industrial uses near and adjacent to *major goods movement facilities and corridors*, including highways, rail facilities, airports, haul routes, major truck terminals, and *major facilities*, to serve as a transition *buffer* with sensitive uses.

8.3.3 To ensure the long-term operational and economic viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment, the planning and *development* of any proposed adjacent *sensitive land uses* are only permitted if the following are demonstrated in accordance with provincial land use *compatibility* guidelines, standards, and procedures:

- a) There is an identified need for the proposed use;
- b) Alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;
- c) *Adverse effects* to the proposed *sensitive land use* are minimized and mitigated; and,
- d) Potential impacts to industrial, manufacturing, or other uses are minimized and mitigated.

8.4 Provincially Significant Employment Zone

- 8.4.1 If Provincial guidance is provided regarding *provincially significant employment zones*, the Town will add, through amendment to this Plan, contextually appropriate policies and mapping.

8.5 Tourism

- 8.5.1 The Town will prepare, implement, and promote a Tourism Strategy, as amended from time to time.
- 8.5.2 The Town will develop and implement a Caledon Culture Plan that documents, identifies, and supports community, cultural heritage, diverse groups, and Indigenous history.
- 8.5.3 The Town will investigate the feasibility of implementing a Rural Community Improvement Plan Area and associated policies and financial programs to support the agricultural and tourism sectors located within the Rural System.

8.6 Planning for Specific Uses

8.6.1 Bed and Breakfasts and Other Short-Term Accommodations

- a) Bed and breakfast uses may be permitted subject to the following criteria:
- i) The number of guest rooms will be limited in the zoning by-law;
 - ii) The use is *compatible* with surrounding uses and will not have an *adverse effect* on the enjoyment and privacy of neighbouring properties;
 - iii) Adequate parking facilities are available on the lot for the proposed use;
 - iv) The use will not cause traffic impacts; and,
 - v) The signage advertising the use is to be designed and located in accordance with the Town's Sign By-law, as amended from time to time.
- b) The Town will conduct a study of other short-term accommodations in the Town, such as the temporary rental of homes via online listings, and to implement the findings of the study through a future amendment to this Plan, and/or via a zoning by-law amendment, licensing by-law or other implementation mechanism.

8.6.2 Home Occupations and Home Industries

- a) Home occupation uses will:
 - i) be *compatible* with surrounding uses and not have an *adverse effect* on the enjoyment and privacy of neighbouring properties;
 - ii) be located in a primary or *accessory facility*;
 - iii) preserve the character of the dwelling as a private residence;
 - iv) provide adequate on-site parking facilities for the use, in addition to the parking required for the principal residential use on the property, and is provided in locations *compatible* with surrounding land uses;
 - v) minimize signage advertising and locate in accordance with the Town's Sign By-law, as amended from time to time; and,
 - vi) not include open storage.
- b) Private home day cares will be permitted as a home occupation in accordance with the provisions of the Zoning By-law.
- c) A private home day care will be permitted if there is sufficient parking for the private home day care for drop-off and pick-up of users, in a manner that is *compatible* with adjacent residences, as set out in the Zoning By-law.
- d) Home industries will be conducted wholly within a building or structure and will be secondary to the primary use of the property.
- e) Home industries will be permitted subject to the following:
 - i) Any *accessory* retail sales will only consist of products produced directly in conjunction with the home industry;
 - ii) No open storage is permitted; and,
 - iii) The home industry will be located and sited to be *compatible* with adjacent uses and not have a *negative impact* on the enjoyment and privacy of neighbouring properties.

8.6.3 Live-Work Units

- a) Live-work units will generally take the form of townhouses or ground floor, street-related apartment units within a mixed-use or multi-unit buildings.
- b) Live-work units may be permitted in the following designations:
 - i) Villages and Hamlets
 - ii) Neighbourhood Areas
 - iii) Neighbourhood Centres
- c) Permitted uses include, but are not limited to:
 - i) Residential dwelling;
 - ii) Convenience retail;
 - iii) Personal service shop;
 - iv) Specialty food store;
 - v) Small-scale day care centre;
 - vi) Office;
 - vii) Business service;
 - viii) Small-scale commercial school;
 - ix) Small-scale food service;
 - x) Art gallery;
 - xi) Artist studio;
 - xii) Convenience store;
 - xiii) Pharmacy;
 - xiv) Dry cleaning depot;
 - xv) Accessory apartments;

- xvi) Small-scale crafts or small-scale repair uses, excluding small engine repair, the repair of automotive, heavy appliances or other similar heavy equipment; and,
- xvii) Food or beverage sales that are *accessory* to the uses above.
- d) Permitted uses should be compatible with surrounding uses and will not have an *adverse effect* on the enjoyment and privacy of neighbouring properties.
- e) A high standard of design is to be achieved for live-work units, including:
 - i) *Age-friendly* and universal barrier-free design standards and no-step entrances where possible;
 - ii) Required detailed design guidelines in association with an application for live-work units; and,
 - iii) Units will generally be located on collector or arterial roads.

8.6.4 Drive-Throughs, Car Washes and Automobile Service Stations

- a) Drive-throughs, Car Washes and Automobile Service Station uses will only be permitted where explicitly noted in this Plan, including as an *accessory use*.
- b) Drive-through service facilities may be considered in Villages and Hamlets where it can be demonstrated that the intent of the Plan is met and subject to site plan control and Design Guidelines of the Town.
- c) Drive-throughs, car washes and automobile service stations will be located in the interior or rear portions of lots.
- d) Drive-throughs, car washes and automobile service stations will not locate adjacent to existing residential uses.
- e) A drive-through may be permitted where it can be demonstrated through studies, to be determined during pre-consultation with the Town, that all the components of the drive-through facility including the queuing lane, order station, and any feature which has the potential to generate noise, have appropriate setback(s) when abutting a residential zone or a lot containing a residential use, or any other sensitive land use.
- f) A drive-through must demonstrate sufficient storage for queuing without impacting adjacent facilities or rights-of-way.

- g) For the purpose of establishing setbacks from *sensitive land uses*, proponents will be required to submit appropriate studies, to be determined during pre-consultation with the Town, to identify potential impacts of the proposed facility and determine mitigation measures that will minimize the impacts on surrounding *sensitive land uses*. Studies submitted by proponents will be peer reviewed by professional consultants selected by the Town.
- h) The Town will develop Terms of Reference to guide the preparation of studies for determining setbacks from *sensitive land uses*, including the process for retaining peer review consultants by the Town with costs of the peer review to be borne by the proponent.
- i) The safety and *accessibility* of pedestrians and cyclists regarding the location, orientation and design of drive-through uses will be assessed through Site Plan Control.
- j) Landscaping will be required to screen the visual impact of drive-throughs from the streetscape and contribute positively to air quality.
- k) A suitable setback will be provided from any drive-through or car wash and *key natural heritage feature* or *key hydrologic feature*, including a minimum 30 metre *vegetation protection zone*.
- l) *Accessory* convenience retail and/or restaurant uses associated with an automobile service station will be encouraged to be located close to the sidewalk with direct pedestrian access to the pedestrian walkways.

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9. HOUSING

The Town recognizes its role to create opportunities for a diversity of housing types, affordability, and tenures for the current and future needs of residents. The Town will establish housing targets and will adapt to innovative designs and trends as they may contribute to the goals of this chapter and the Plan as a whole. This will take the form of *intensification*, *additional residential units*, *inclusionary zoning* and purpose-built *affordable housing*, and will involve collaborative efforts with neighbouring municipalities, the Region, the Province, and local stakeholders.

9.1 Objectives

The planning objectives for housing, in collaboration with the Region, are as follows:

- a) achieve Peel-wide new housing unit targets to meet the diverse housing needs of the Town, including the needs of different income groups, people with additional needs and *accessibility* requirements and the needs of people through all stages of their lives;
- b) maintain and develop purpose-built rental housing through targets for rental tenure units;
- c) achieve minimum density targets within *major transit station areas* to ensure that communities surrounding higher order transit stations are efficient, walkable and transit-oriented;
- d) encourage gentle density housing including *additional residential units* in all residential areas;
- e) improve the supply of non-market and *supportive housing* in the Town;
- f) aim to increase the number of residential dwelling units that incorporate *universal design* features; and,
- g) promote energy efficiency measures in existing and new residential *development* and alignment with the Town's *Green Development Standard*.

9.2 General Policies

- 9.2.1 The Town of Caledon will contribute to Provincial and Regional growth forecasts by planning to accommodate 90,000 new residential units by 2051.

- 9.2.2 To ensure that an adequate supply of housing is available at all times, the Town will maintain:
- a) At least a 15-year supply of land designated and available for residential *development, redevelopment, and residential intensification*; and,
 - b) A minimum three-year supply of residential units with servicing capacity in draft approved or registered plans.
- 9.2.3 The Town will conduct an affordable housing study to consider *inclusionary zoning, modular/temporary housing and rural housing*, among other things. The findings of the study will inform future amendments to this Plan.
- 9.2.4 The Town will work in collaboration with the Region of Peel and other local municipalities to promote, implement, monitor, evaluate and update the Regional Housing Strategy including the implementation of new social housing, affordable rental, affordable ownership, and market housing targets as established in the Peel Housing and Homelessness Plan (PHHP), as appropriate and applicable to the Town.
- 9.2.5 The Town will allow for the creation of diverse housing types and tenures through local zoning by-laws where there is sufficient existing or planned *infrastructure* to ensure the efficient use of existing resources and public services.
- 9.2.6 To support the diversification of the housing stock, the Town will work with the Region to:
- a) achieve a target of 50 percent of all new residential units to be in a form other than detached and semi-detached housing in *strategic growth areas* identified in Part B and identified as *major transit station areas* on Schedule C1, Town-wide Transportation Network, of this Plan;
 - b) *development* containing more than 50 new residential units is encouraged to include 50 percent of a mix of two-bedroom units and three-bedroom units to achieve a balanced mix of unit types and sizes and support the creation of housing suitable for families;
 - c) encourage a mix of unit sizes in all new residential *developments* to accommodate diverse households; and,
 - d) consider flexible, innovative housing types and tenures.

- 9.2.7 All proposed housing *developments* will be subject to review based on the *Green Development Standards* established in accordance with Section 5.4 of this Plan.
- 9.2.8 The Town will require a *housing assessment* in support of a *development* application proposing more than 50 dwelling units. The *housing assessment* will be prepared by the applicant as part of a complete application and will demonstrate conformity with the housing objectives, targets and policies in the Region of Peel Official Plan and this Plan, including:
- a) contributions made to all housing targets identified by the Town and Region;
 - b) the availability of an appropriate range and mix of housing types, densities, sizes, and tenure that contribute to the supply of *affordable housing*;
 - c) identification and conveyance strategy for *affordable housing* in consultation with the Region of Peel; and,
 - d) where the proposed *development* is contributing toward supportive, shared, or residential care units, demonstrate the contributions towards universal *accessibility* objectives.

9.3 Missing Middle Housing

- 9.3.1 The Town will allow a diverse range of housing in all residential and mixed-use areas to support the supply of relatively affordable *missing middle* housing options.
- 9.3.2 To support the evolution of *complete communities*, the Town will:
- a) expand zoning permissions town-wide to support gentle density in areas that are *transit-supportive* to allow for innovative and diverse housing options;
 - b) restrict new low-rise detached and semi-detached housing forms within *major transit station areas*.

9.4 Rental Housing Supply

- 9.4.1 To support the diversification of housing tenure, the Town will work with the Region to implement the target that a minimum of 25 percent of all new housing *developments* be purpose built rental housing.

9.4.2 To ensure that the existing supply of rental housing in the Town is maintained or increased, the Town will:

- a) maintain a record of purpose-built rental buildings of six or more units; and,
- b) develop an implementation process and criteria to monitor the demolition or conversion of purpose-built rental properties of six or more units.

9.4.3 The conversion of rental housing to condominium or ownership tenure that would result in the loss of six or more rental housing units will not be permitted unless:

- a) at least the same number, size, affordability and type of rental housing units are replaced and maintained with rents like those in effect at the time the *development, redevelopment, or conversion* application was made;
- b) an acceptable tenant relocation and assistance plan addressing the right to return to occupy one of the replacement units at similar rents, the provision of alternative accommodation at similar rents, and other assistance to lessen hardship; or,
- c) the overall rental vacancy rate for the Town (or the Region of Peel if data is not available for the Town), as reported by the Canada Mortgage and Housing Corporation, has been at or above 3.0 percent for the preceding four consecutive annual surveys.

9.4.4 The Town will encourage the provision of rental housing in appropriate mixed-use *developments* in *strategic growth areas*, transitional areas, and employment land where *conversion/redevelopment* is supported.

9.4.5 The Town will encourage the provision of live-work opportunities including business or personal services, office uses and home occupations in new multi-unit residential *developments*, in accordance with the policies of this Plan.

9.5 Town Structure and Housing Distribution

9.5.1 Rural System

- a) Residential growth in the Rural System will be directed to rural *settlement areas* in order to maintain a contiguous *agricultural system*.
- b) Villages, Hamlets and other Rural System land uses will have a moderate increase in housing due to their limited capacity to absorb and support medium to high density *development*.

9.5.2 Urban System – Corridors and Centres

- a) The greatest residential densities and building heights will be focused within the Urban and Neighbourhood Centres and along the Urban Corridors identified in the Town Structure. Housing options in these areas will include *multiplexes, multiple attached dwellings, apartments, and retirement homes*.
- b) The Town may pre-zone *strategic growth areas* to support *intensification* and expedite the supply of housing.
- c) Access to a *multimodal transportation system* will be prioritized in the consideration of higher density *developments*.
- d) New multi-unit residential *development* will include adequate amenity areas to support family-friendly multi-unit living, *age-friendly* initiatives and create *complete communities*. The Zoning By-law and Urban Design Guidelines will address amenity areas for each residential typology.

9.6 Adaptive Reuse and Infill

- 9.6.1 To encourage residential *intensification* in areas with sufficient existing or planned *infrastructure* and *community facilities* while maintaining the ability to meet the need for employment lands, the Town will encourage a greater mix of uses by permitting *infill*, adaptive reuse of existing properties, and the conversion of non-residential uses to housing.
- 9.6.2 *Infill* opportunities and co-development of *affordable housing* with *public service facilities* will be encouraged.
- 9.6.3 The Town will support the adaptive reuse and/or conversion of vacant or underutilized publicly or privately owned buildings for residential use.

9.7 Additional Residential Units

- 9.7.1 Subject to the policies of this Plan, the Provincial Policy Statement and applicable Provincial plans, a maximum of two *additional residential units* may be permitted on a lot in conjunction with a detached, semi-detached or townhouse dwelling, which may include:
 - a) two attached *additional residential units* within the primary dwelling; or,
 - b) one *additional residential unit* within the primary dwelling and one *additional residential unit* within an ancillary structure to the primary dwelling.

- 9.7.2 The severance of an ancillary structure containing an *ancillary residential unit* will not be permitted.
- 9.7.3 All *additional residential units* in existing or new *developments* are subject to:
- a) the requirements of the Ontario Building Code, the Town's Zoning By-law, and any applicable Conservation Authority regulations; and,
 - b) the Town-wide Design Guidelines.
- 9.7.4 *Intensification* will not occur within *natural hazards* or in areas rendered inaccessible to people and vehicles during times of flooding and/or *erosion hazards*.
- 9.7.5 Subject to sufficient public or private water and wastewater servicing capacity, servicing for *additional residential units* is to be connected through the primary dwelling.
- 9.7.6 Requirements for on-site parking and minimum yards/setbacks for access to dwelling units will be established through the implementing zoning.
- 9.7.7 Urban Residential Properties
- a) Large residential *developments* on sites two hectares or greater in size are encouraged to include a minimum of one *additional residential unit* within each detached and semi-detached dwelling unit.
 - b) In order to contribute to rental housing stock, low density residential *developments* within or abutting *strategic growth areas* should aim to provide a minimum of one occupancy-ready *additional residential unit* within at least 50 percent of new detached, semi-detached and townhouse dwelling units.
- 9.7.8 Rural Properties
- a) On properties outside *settlement areas* within Provincial plan areas where residential uses are permitted, *additional residential units* will be subject to any applicable limitations identified in the Greenbelt Plan, Oak Ridges Moraine Conservation Plan or Niagara Escarpment Plan, as the case may be.
 - b) On properties outside *settlement areas* where residential uses are permitted and not subject to any Provincial plan limitations with respect to *additional residential units*, *additional residential units* will be permitted where zoning allows, where servicing is sufficient as identified in the Ontario Building Code and in accordance with Section 17.6 and Policy 17.9.1.

9.8 Affordable and Attainable Housing

- 9.8.1 The Town will work toward achieving the Regional goal of 30 percent of all new housing units meeting the threshold of *affordable housing*. Further, *affordable housing* thresholds for low- and moderate-income households will be updated in accordance with Provincial policy.
- 9.8.2 The Town will require a *housing assessment* in support of a development application proposing more than 50 dwelling units. The *housing assessment* will be prepared by the applicant as part of a complete application and will demonstrate conformity with the housing objectives, targets and policies in the Region of Peel Official Plan and this Plan, including:
- a) contributions made to all housing targets identified by the Town and Region;
 - b) the availability of an appropriate range and mix of housing types, densities, sizes, and tenure that contribute to the supply of *affordable housing*;
 - c) identification and conveyance strategy for *affordable housing* in consultation with the Region of Peel; and,
 - d) where the proposed development is contributing toward supportive, shared, or residential care units, demonstrate the contributions towards universal *accessibility* objectives.
- 9.8.3 The Town will work with the Region and Peel area municipalities to develop and implement alternative development standards for affordable and *supportive housing*, including reductions of parking requirements, permitting innovative construction methods such as prefabricated modular building, and allowing smaller units, such as tiny or microhomes, which meet health and safety standards.
- 9.8.4 A balanced geographical distribution of *affordable housing*, including non-profit or assisted *supportive housing*, will be encouraged with an emphasis on placement near *transit-supportive* locations.
- 9.8.5 Site Identification and Pre-zoning
- a) The Town will maintain an inventory and consider selling or leasing surplus publicly owned properties that have been deemed appropriate for the development of *affordable housing* at or below market value.

- b) The Town will work with the Region to identify and pre-zone sites for *affordable housing*, including vacant or underutilized sites.

9.8.6 Innovative Methods

- a) The Town will support strategies that reduce the cost of *affordable housing*, such as low-cost housing using innovative techniques like prefabricated and manufactured housing, and tiny houses as *additional residential units* or as cluster housing.
- b) The Town will support developments that propose innovative home-ownership methods including shared equity housing, rent-to-own developments, land leases, community land trusts and co-operatives, among others.

9.9 Inclusionary Zoning

9.9.1 As provided in Chapter 25, Implementation Tools, the Town may establish *inclusionary zoning* policies, through an amendment to this Plan, to require *affordable housing* units as part of developments in *major transit station areas* or community planning permit areas. The policies would:

- a) establish minimum unit thresholds for *inclusionary zoning* to apply and a percentage of the gross floor area, or an equivalent percentage of units, to be secured as *affordable housing*;
- b) establish requirements for diverse unit sizes and styles to accommodate local needs with an emphasis on units with two or more bedrooms;
- c) consider reduced requirements based on market conditions and planning objectives of each *major transit station area*, as well as other potential factors (e.g., public sector investments, land use or zoning changes) that may increase project viability;
- d) consider reduced *inclusionary zoning* requirements for purpose-built rental developments;
- e) prioritize affordable units secured through *inclusionary zoning* to be provided on-site;
- f) ensure rental rates or sale prices of units secured through *inclusionary zoning* meet the affordability thresholds identified in this Plan and are consistent with measuring and monitoring undertaken for the Peel regional market area;

- g) consider reduced *inclusionary zoning* requirements for developments proposing units at rates that are affordable to those with low income; and,
- h) establish a phasing and implementation plan that incorporates *inclusionary zoning* based on market conditions.

9.10 Housing Options for a Diverse Population

9.10.1 Universal Design

- a) The Town will collaborate with the Region of Peel, the building industry, *accessibility* experts, and older adult stakeholders to develop and implement guidelines for *universal design* to ensure that the built environment addresses the needs of diverse users and provides a healthy, equitable and inclusive environment.
- b) The Town will require the inclusion of *universal design* features in all new multi-unit residential development, *redevelopment*, and *intensification* that will result in multiple units.
- c) The Town may consider employing financial and non-financial incentives to encourage the inclusion of *universal design* elements in a higher percentage of new residential units.

9.10.2 Shared and Supportive Housing

- a) The Town will permit the development of *shared housing* including residential care homes, *supportive housing*, including *additional needs housing*, and retirement units in all communities across Caledon where residential uses are permitted or currently exist.
- b) The Town will encourage *shared housing*, and *supportive housing*, including *additional needs housing*, in locations with convenient access to existing or planned *infrastructure*, amenities, and support services.
- c) The Town will encourage *supportive housing* within the Town to be designed with the highest regard for *accessibility* and be *compatible* for all residents.
- d) The Town will work with the Region of Peel and non-profit organizations, and other community-based agencies, in the provision of *shared housing* to support the Town's residents.

9.10.3 Single Room Occupancy Housing (Lodging Houses)

- a) The Town will allow single room occupancy in all designations that allow residential uses. The Zoning By-law will allow for single room occupancy as either stand-alone new buildings, integrated into new developments, or repurposed from existing buildings.

9.10.4 Non-Market Housing

- a) Non-market housing, including emergency shelters, women's shelters, youth shelters, family shelters and transitional housing will be allowed in all land use designations that permit residential uses.
- b) The Town will work with the Region of Peel to monitor new non-market or *supportive housing* stock on an annual basis and to measure these against the identified housing targets.
- c) To increase the share of non-market housing in Caledon, the Town will consider the feasibility of offering a property tax reduction for property owners who donate or lease their property at below-market rates to community agencies to increase the supply of *affordable housing*.

10. PUBLIC SERVICE FACILITIES

Public service facilities provide many fundamental functions for the community. They are places for people to interact, develop social ties and provide opportunities for recreation and exercise. These services and facilities provide an essential function for the community and have a bearing on our quality of life in the Town. *Public service facilities* can include facilities that provide programs and services for public health, social assistance and emergency response, as well as for developing social ties, recreation, and exercise. They include hospitals, long-term care facilities, libraries, and schools and more.

10.1 Objectives

The planning objectives for *public service facilities* are as follows:

- a) coordinate planning and investment for *community facilities* and land use planning;
- b) promote co-location of *community facilities* in community hubs to promote cost effectiveness;
- c) adapt *community facilities*, such as community centres, as consolidated community hubs that provide a range of public services to residents in locations that are *accessible* and integrated with other related uses;
- d) preserve and strengthen the range and quality of the social, health, *community facilities*, and *local institutions* located in the Town; and,
- e) encourage multifunctional and shared use of public lands and buildings, where appropriate.

10.2 General Policies

10.2.1 The Town will collaborate and consult with various stakeholders to provide a range of community hubs and *community facilities* to serve the diverse needs of its residents.

10.2.2 Adequate and equitable access to *community facilities* will be encouraged by:

- a) providing, preserving and adapting local *community facilities* and *local institutions* across the Town;

- b) improving and expanding local *community facilities* and *local institutions* in established neighbourhoods that are under or poorly served, including *rural areas*; and,
 - c) ensuring that an appropriate range of *community facilities* and *local institutions* are provided in areas of major or incremental physical growth.
- 10.2.3 New *community facilities* will be directed to the new communities and built-up urban areas, where appropriate. The integration of *community facilities* with residential land uses will be encouraged, particularly to support older adults to age in place.
- 10.2.4 *Public service facilities* will be directed to *strategic growth areas* and encouraged to be co-located or incorporated into community hubs, where possible. Priority will also be given to maintaining and adapting existing *public service facilities* and spaces for community hubs.
- 10.2.5 Civic buildings should be designed as landmarks to establish character and a sense of place.
- 10.2.6 Improvements to, and the construction of *community facilities* will occur such that it keeps pace with development, especially in new communities, through:
- a) improvements and expansions to existing parks, community centres, libraries, *local institutions*, and other *community facilities*;
 - b) the construction of new *community facilities* and *local institutions*;
 - c) adaptations to existing services to keep pace with changes in the social, health and recreational needs of the Town's neighbourhoods; and,
 - d) the development of partnerships to better utilize common indoor and outdoor amenity areas to supplement *community facilities*.
- 10.2.7 Public parks, public utilities and commissions and other public institutional or quasi-institutional uses, which provide services to the general community, may be permitted in the appropriate areas designated on Schedule B4, Land Use Designations, provided that:
- a) any such use is:
 - i) needed in the area;
 - ii) can be made *compatible* with its surroundings; and,

- iii) adequate measures are taken to ensure this *compatibility*;
 - b) adequate off-street parking is provided;
 - c) no buildings or structures are erected in areas of the Natural Environment System unless in accordance with the policies of Chapter 13, Natural Environment System;
 - d) no buildings or structures are erected in areas subject to natural or human-made hazards except in accordance with the policies of Chapter 16, Natural and Human-made Hazards; and,
 - e) limited non-residential public uses in the *Prime Agricultural Area* may only be permitted in accordance with the *Prime Agricultural Area* policies of Chapter 17, Agricultural Area and Rural Lands.
- 10.2.8 The Town will implement the policies of Chapter 14, Parks and Open Space, of this Plan and the Parks Plan, and monitor community needs for additional open space, *community facilities*.
- 10.2.9 Notwithstanding the foregoing, the development of electric power facilities may occur in an orderly manner to facilitate the efficient and reliable provision of adequate electric power. As such, electric power facilities are permitted in all land use designations without a Plan amendment provided that the planning of all such facilities is carried out having regard to the other policies of this Plan. Furthermore, the Town can participate in the Independent Electricity System Operator's planning processes to provide input into local plans and proponents will consult with the municipality on the location of any new electric power facilities during project development. The policies of Section 12.6, Utilities, also apply.
- 10.2.10 On lands subject to the Niagara Escarpment Plan, Oak Ridges Moraine Conservation Plan or the Protected Countryside designation of the Greenbelt Plan, new or expanded public uses must conform with any applicable Provincial plan policies.

10.3 School Sites

- 10.3.1 Schools should be co-located with parks and *community facilities* where possible and appropriate.
- 10.3.2 Through the secondary planning process, in consultation with the school boards, the Town will consider the designation of school sites abutting appropriate scale active parkland designations to allow for effective shared use of these related land uses including uses for parking purposes.

- 10.3.3 The Town will work with school boards, developers and the Province to ensure that the educational needs of the growing population will be met. That all new lands designated institutional will be correspondingly zoned such that residential uses will also be permitted if a school or other institutional use is not developed or needed on all or a portion of the site.
- 10.3.4 Each school site will be of an area, configuration, orientation and location to the satisfaction of the respective school board.
- 10.3.5 The following alternative uses will be permitted where all or part of an elementary or secondary school site has been deemed surplus by the applicable school board:
- a) other public institutional uses, parks or other open space uses that would continue to fulfill the role of the site as a focus of community activity and neighbourhood interaction particularly in areas where there is a parkland deficiency;
 - b) private institutional uses such as places of worship, private educational facilities, day care centres, and long-term care facilities and *retirement homes*; and,
 - c) residential uses provided the density of the proposed uses is generally consistent with surrounding residential uses.
- 10.3.6 The Town will work with school boards and other agencies to establish a variety of alternative educational opportunities that will meet the various needs of the Town's population and labour force, including life-long learning and adult skills development.

11. TRANSPORTATION

The Town of Caledon has developed transportation policies to ensure high quality mobility options are available to users of all ages, abilities and income levels. Caledon's *transportation system* is vital to the Town's economy and connects people to jobs, education, healthcare facilities, essential services, entertainment and recreation, and with loved ones. Businesses and residents rely on our *transportation system* to move goods and services safely and efficiently.

The Town envisions a *multimodal transportation system* that is safe, equitable, convenient, economical, efficient, minimizes environmental impacts, and manages future demand and congestion and is well-integrated with the land use and development within the Town and across the Region.

The Town recognizes that over half of Caledon's greenhouse gas emissions are attributed to transportation. This includes commuters, commercial vehicles, and trucks. A *sustainable* and low carbon *transportation system* is crucial for realizing the Town's objective of *net-zero* emissions by 2050 and supporting the Federal Government's commitment of 100 percent zero-emission vehicle sales by 2035. To reach *sustainability* targets and *net-zero* emissions, the Town intends to reduce single-occupant vehicle dependency by supporting and promoting *sustainable* modes through:

- efficient local and inter-regional transit connections;
- the introduction, implementation and periodic update of an Active Transportation Master Plan;
- people-first complete streets design principles;
- parking strategies that balance modal choice objectives with operational needs;
- support for carpooling and carsharing initiatives; and,
- support for the use of zero-emission vehicles through the implementation of more electric vehicle charging *infrastructure*.

High volumes of truck and commuter traffic passing through the Town places an additional burden on Caledon roads and financial resources, and impacts residential neighbourhoods. Growth in inter-regional traffic should be serviced by improvements to the Provincial road network including the planned Highway 413 Transportation Corridor, and the Highway 10 corridor. The Peel Regional road network should facilitate and address the goods movement needs in southern Caledon as growth occurs.

The Town also recognizes the dominant role that trucks play in the movement of goods and supporting the local and regional economy. The Town will continue to work with the Region, the Province and neighbouring municipalities to plan and implement a *strategic goods movement network* that minimizes impacts on Caledon's roads, residential neighbourhoods and financial resources.

11.1 Objectives

The planning objectives for transportation are as follows:

- a) develop a *transportation system* that supports multimodal connections between the Town, the Region of Peel and the rest of the Greater Toronto and Hamilton Area;
- b) develop a low carbon and environmentally *sustainable transportation system* that supports the climate change objectives and policies of this Plan and allows for safe, convenient, economical, equitable, and efficient movement of people of all ages and abilities, goods and services;
- c) reduce automobile dependency, and encourage and support *sustainable* mobility options such as public transit, *active transportation*, and car-sharing/carpooling;
- d) optimize and expand the use of the Town's existing transportation *infrastructure* and services to achieve financial and environmental *sustainability* while managing congestion;
- e) ensure that development supports the efficient provision of public transit and *active transportation* to promote healthy lifestyles;
- f) develop a Caledon transit network and work cooperatively with appropriate jurisdictions and agencies to improve transit connections in the Town, especially with inter-regional and higher order transit, and encourage *transit-supportive* development, where appropriate;
- g) work with the Region to develop a *strategic goods movement network* to ensure efficient movement of goods and services within and through the Town;
- h) develop a *transportation system* that minimizes the impact of heavy truck and commuter traffic on residential areas;

- i) ensure the design and location of new and expanded transportation *infrastructure* minimizes, to the greatest extent possible, impacts to environmental features and areas, hazard features and *cultural heritage resources*;
- j) develop and implement traffic calming measures to accommodate all types of movement and ensure the road network is safe for all users;
- k) work with all levels of government, stakeholders and agencies to manage existing and future congestion through the development and implementation of *transportation demand management* strategies; and,
- l) establish a connected and continuous grid system for the street network to support convenient and efficient travel by all modes of transportation.

11.2 General Policies

- 11.2.1 The Town will undertake transportation studies, including network monitoring and updates to the Multimodal Transportation Master Plan, to inform decision-making and the planning and scheduling of *transportation system* improvements as well as necessary amendments to this Plan.
- 11.2.2 The Town will adopt complete streets design principles to prioritize travel of all modes and ensure safety of all ages and abilities within the existing and new built form.
- 11.2.3 To support the climate change objectives and policies of this Plan, the Town will implement a *transportation system* that supports targets for zero-emission vehicles by 2035 and *net-zero* greenhouse gas emissions by 2050 through:
 - a) the prioritization of transit and *active transportation* facilities; and,
 - b) the implementation of a Peel Zero Emissions Vehicle Strategy, including expansion of public electric vehicle charging *infrastructure* and *infrastructure* to support cleaner fuels for heavy trucks.
- 11.2.4 The Town will prioritize transit and *active transportation* in all *transportation system* updates and expansions, and will consider reduced minimum parking requirements in appropriate areas to encourage transit and *active transportation* use.
- 11.2.5 The Town will plan and develop a well-connected *active transportation* network that prioritizes high level of protection for pedestrian and cycling *infrastructure*, that is safe for all seasons and well-integrated with open space areas, other modes of transportation and the *transportation systems* of neighbouring municipalities.

- 11.2.6 The Town will prioritize transit investments within Urban Areas and maximize the use of existing and planned transit *infrastructure* in accordance with the policies of this Plan, with consideration of the existing and planned level of transit service and potential impacts on nearby neighbourhoods.
- 11.2.7 The Town will collaborate and coordinate with the Province, the Region of Peel, Metrolinx and neighbouring municipalities to:
- a) maintain, connect and improve roads and services under their jurisdiction, as appropriate; and,
 - b) ensure that the Caledon's *transportation system* is well-integrated with the surrounding region and protects planned transportation corridors and facilities.
- 11.2.8 The Town will coordinate road improvements, as appropriate, with the Region and the Province, and will encourage these authorities to maintain and improve roads within the Town, as appropriate.
- 11.2.9 The Town will work with the Region, Province and other stakeholders to ensure that development in *planned corridors* does not preclude or have *negative impact* on the use of the corridor for the purpose(s) for which it was identified.
- 11.2.10 The Town will, in cooperation with various jurisdictions as appropriate, undertake or participate in transportation studies, as needed, to determine and refine transportation requirements and to designate and protect corridors/areas required for future transportation *infrastructure* including electricity transmission. Amendments to the transportation policies and schedules of this Plan may be needed, from time to time, to properly facilitate changes in the *transportation system*.
- 11.2.11 The Town will require that, prior to detailed design of new or expanding transportation projects, appropriate environmental studies will be required through consultation with relevant agencies. The results of these studies may necessitate amendments to the transportation policies or schedules of this Plan.
- 11.2.12 The Town will support the development of Multimodal and Active Transportation Master Plans and update these plans as the Town deems appropriate and adopt its *infrastructure* and policy recommendations.
- 11.2.13 The Town will recognize and plan for initiatives and technologies such as Vision Zero, micromobility (such as e-bikes and e-scooters), ride-sharing, telecommuting, smart cities, *intelligent transportation systems* and Connected and Autonomous Vehicles.

- 11.2.14 The Town will ensure that parking facilities are *compatible* with adjacent land uses, appropriately located, and support this Plan's policies to encourage the use of *sustainable* and non-automobile transportation modes.
- 11.2.15 As the new urban areas are developed, the Town will establish a grid system of roads to enable effective transit use and the efficient movement of traffic and emergency vehicles.
- 11.2.16 The Town will work with the Province, Region and stakeholders to minimize traffic congestion, air pollution and noise pollution from vehicles by encouraging and facilitating the increased use of *sustainable* transportation modes.
- 11.2.17 The Town will work with the Region to include storm drainage from Regional roads (ultimate width) in the development of Master Environmental Servicing Plans and the Stormwater Master Plan.

11.3 Road Network

- 11.3.1 The Town's road network consists of Town roads, Regional roads and Provincial freeways and highways. The primary road network is set out on Schedule C1, Town-wide Transportation Network and Schedule C2, Town-wide Road Right-of-way Widths. The conceptual collector road network for the New Urban Area is also set out on Schedule C1 and Schedule F1, Urban System. Other roads are shown on the land use schedules of this Plan. Unless otherwise detailed on Schedule C1, Schedule F1, or a land use schedule, all roads will be deemed to be local roadways.
- 11.3.2 The Town will work with appropriate jurisdictions to ensure that the Town's road network is geared to respond to changing development patterns and shifting travel demands and modes. The role and function of each element of the road system will be well-defined within an effective road classification system to support the provision of an efficient, safe and *accessible* road network with adequate capacity for both passengers and goods movement.
- 11.3.3 The Town will plan and support a road network that is in accordance with Schedule C1, Town-wide Transportation Network and Schedule C2, Town-wide Road Right-of-way Widths. It will:
 - a) provide for both inter- and intra-Town traffic movements;
 - b) balances demand and capacity;
 - c) protect natural features and areas; and,

d) conserve *cultural heritage resources* and human environments.

- 11.3.4 The Town will coordinate and prioritize Town road improvements with the Region, Province, Metrolinx, neighbouring municipalities and other appropriate jurisdictions.
- 11.3.5 The Town will work with the Province and other neighbouring municipalities to undertake appropriate measures to implement the Highway 413 Transportation Corridor as shown on Schedule C1, Town-wide Transportation Network.
- 11.3.6 The Town will work with the Region to limit access points to accommodate proposed developments fronting on Regional Roads.
- 11.3.7 The road classifications shown on Schedule C1, Town-wide Transportation Network, are as described in Table 11-1, below:

Table 11-1: Road Network Classifications

Type (Jurisdiction)	Function	Allowance	Design
Provincial Freeways (Province)	<ul style="list-style-type: none"> - accommodate high speed, high volume, longer distance traffic - accommodate rapid transit services and high occupancy vehicles 	- as determined by the Province	<ul style="list-style-type: none"> - high speed design with uninterrupted flow - access restricted to Provincially designated grade separated interchanges - direct local access not permitted - adjacent development subject to Provincial approval and setbacks
Provincial Highways (Province)	- accommodate moderate to high volumes of medium to long distance inter- and intra-regional traffic at moderate speeds	- as determined by the Province	- high degree of access control and turning movement control

Type (Jurisdiction)	Function	Allowance	Design
Regional Arterials (Region)	<ul style="list-style-type: none"> - accommodate moderate to high volumes of medium to long distance inter- and intra-regional traffic at moderate speeds - distribute traffic to or from all other classes of roads 	<ul style="list-style-type: none"> - 30 to 50 metre road allowance width - 2 to 6 lane capacity 	<ul style="list-style-type: none"> - high degree of access control and turning movement control - designed to accommodate street furniture and the highest degree of separation for cycling facilities, where appropriate - pedestrian facilities on both sides of the road where feasible
Town Arterials (Town)	<ul style="list-style-type: none"> - accommodate moderate volumes of medium distance traffic at moderate speeds - support the Regional road system 	<ul style="list-style-type: none"> - 30 to 36 metre road allowance - 2 to 4 lane capacity 	<ul style="list-style-type: none"> - designed to accommodate the highest degree of separation for cycling facilities, where appropriate - direct property access limited - pedestrian facilities on both sides of the road where feasible - on-street parking discouraged
Collector Roads (Town)	<ul style="list-style-type: none"> - accommodate low to moderate volumes of short distance traffic at moderate speeds between local and arterial roads 	<ul style="list-style-type: none"> - 20 to 30 metre road allowance with 2 to 4 lane capacity 	<ul style="list-style-type: none"> - designed to accommodate some degree of separation for cycling facilities, where appropriate - provide individual property access with some limitations - pedestrian facilities on both sides of the road where feasible - on-street parking may be permitted
Local Roads (Town)	<ul style="list-style-type: none"> - accommodate local traffic to provide connections to collector roadways at low speeds 	<ul style="list-style-type: none"> - 16 to 20 metre road allowance with 2 lane capacity 	<ul style="list-style-type: none"> - provide direct property access - on-street parking may be permitted - shared cycling facilities and sidewalks on both sides of the road where feasible

11.3.8 The collector road network will:

- a) facilitate *development*;
- b) create pedestrian-scaled *development* blocks;
- c) establish a connected and continuous grid system;
- d) support a low carbon and environmentally *sustainable* transportation system;
- e) enable continuity of transit service and *active transportation* routes;
- f) enable efficient movement of traffic, goods and emergency vehicles; and,
- g) minimize impacts to natural features and areas.

11.3.9 The mobility plan prepared in support of a secondary plan or *development* proposal will confirm the road alignment, lanes and intersection configuration for any collector or arterial roads in general accordance with the Town's conceptual collector road network. Based on the findings of the mobility plan, the Town may initiate an Environmental Assessment and property protection for the corridor(s).

11.3.10 The Town will work to plan and design Caledon's roads with regard to the role of each specific road within the context of the overall network and adjacent land use designations.

11.3.11 The Town will encourage innovative cross-section designs that incorporate complete street design principles, *low impact development* techniques to improve *stormwater* management, and the potential to accommodate energy *infrastructure* (e.g., geothermal pipes or district energy).

11.3.12 The Town will seek to achieve the necessary right-of-way widths and provide appropriate number of lanes within the range set in this Plan. Necessary right-of-way widths will be acquired through the secondary planning process and/or conditions of approval for subdivisions, severance, or site plans, or through purchase, expropriation, gift, or other appropriate means. These right-of-way widths are not intended to specify that such roads will necessarily be widened, or intersections be improved.

11.3.13 Any road that has less than the minimum public right-of-way width requirements identified on Schedule C2, Town-wide Road Right-of-Way Widths, will be considered for widening pursuant to the relevant sections of the *Planning Act*, dealing with road widenings as a condition of development approvals.

11.3.14 Intersection road allowances may be required in excess of the designated road allowances to provide for daylight triangles, lane channelization, or traffic control devices.

11.3.15 Land dedication for daylight triangles on roads under the Town's jurisdiction will be based on Table 11-2, below:

Table 11-2: Town Daylight Triangle Land Dedication Requirements

Intersection	Land Dedication
Local Road to Local Road	5 metres by 5 metres
Local Road to Collector Road	7.5 metres by 7.5 metres
Collector Road to Collector Road	10 metres by 10 metres
Local Road to Arterial Road	15 metres by 15 metres
Collector Road to Arterial Road	15 metres by 15 metres
Arterial Road to Arterial Road	15 metres by 15 metres
Any Town Road intersecting Regional Road	15 metres by 15 metres

11.3.16 The conveyance of daylight triangles having lesser dimensions than specified in Table 11-2 will only be accepted where the reduce standard is proven to be acceptable to the Town, subject to the criteria in this Plan.

11.3.17 The required public right-of-way widths identified on Schedule C2, Town-wide Road Right-of-Way Widths, and the daylight triangles identified in Table 11-2, may be reduced on a site-specific basis by the Town to address one or more of the following site-specific circumstances:

- a) a public need arising from the design and alignment of a planned public works project;
- b) accommodation of the existing or planned streetscape elements;
- c) accommodation of the existing built form and buildings;
- d) the presence of the Natural Environment System features and areas or other sensitive environmental features;
- e) the presence of a *cultural heritage resource*; and/or,
- f) the presence or potential risk of environmental contamination.

- 11.3.18 Reductions to public right-of-way widths will be considered only provided the Town's objectives to achieve complete streets standards, including all mobility and transit needs, have been addressed.
- 11.3.19 Road widenings in excess of road allowance requirements may be required along roads to provide lands for environmental considerations, facilitate culverts, cut and fill requirements, bridges, overpasses and for auxiliary turn lanes to provide better access and improve traffic operations.
- 11.3.20 When lands for a road widening are obtained by dedication through the development process, they will be secured in equal amounts from both sides of the roadway. In cases where there are constraints, such as environmental features or cemeteries, or other policy objectives to be considered, such as heritage *conservation*, off-set or single-sided road allowance widenings may be considered. Additional lands also may be required for road and external area drainage
- 11.3.21 Where existing developments, road alignments, or topography make it impractical to obtain desired road widenings, road improvements may be designed within the existing right-of-way.
- 11.3.22 The Town, in consultation with the Region and other agencies, will investigate opportunities for a multimodal level of service methodology as part of future transportation planning initiatives.
- 11.3.23 To maintain and protect the traffic capacity of all arterial and collector roadways, the number and location of intersections will be controlled by the Town by:
- a) determining driveway access and on-site circulation through the development review process;
 - b) encouraging common access for commercial and industrial development;
 - c) controlling future land uses that would have *negative impacts* on congested roads and intersections; and,
 - d) requiring the submission of Traffic Impact Studies for development proposals that the Town considers significant traffic generators, or that have proposed locations which contribute traffic to roadways which are experiencing congestion problems.
- 11.3.24 In the design of new communities, municipal walkways will not be considered an alternative means of establishing necessary road connections. Municipal walkways may be considered to provide for additional connections for active forms of mobility.

- 11.3.25 The Town will enter into agreements with the Region of Peel with respect to private *infrastructure* in the Regional right-of-way.

11.4 Active Transportation

Active transportation offers a low-cost, zero or low carbon, healthy and efficient alternative to trips made by automobile, especially for trips covering short distances. Increased reliance on *active transportation*, by itself or in combination with other *sustainable* modes, would not only help reduce the capacity strain on the *transportation system* but will have immense individual, societal, environmental, and economic benefits. An increased share of trips made by *active transportation* would contribute towards the *sustainability* of the *transportation system*, reduce transportation-related pollutant emissions, provide health benefits, and increase peoples' connection to their communities.

- 11.4.1 The Town will promote *active transportation*, in collaboration with relevant jurisdictions and agencies, in accordance with the following provisions:
- a) Develop an *active transportation* system that prioritizes comfortable and *accessible* pedestrian and cycling facilities that meet the needs of a diverse range of users, including children, youth, seniors, and people of all abilities.
 - b) Identify opportunities to establish, enhance and promote a comprehensive and *accessible* Town-wide trail network both off-road and on-road and incorporate into natural features, open spaces and parkland. Neighbourhood trail networks should strive to create recreational loops wherever possible.
 - c) Support walking and cycling as viable mobility options for commuting, recreation, and other travel.
 - d) Require *active transportation* as part of a multimodal and inter-connected *transportation system*, and support walking and cycling as priorities when designing the *transportation system*.
 - e) Continuously improve the pedestrian realm and cycling facilities through the design and implementation of complete streets.
 - f) Further develop and maintain a continuous on-road and off-road pedestrian, cycling, and trail system, that connects missing links and maximizes connections to significant destinations, including all Town urban and rural *settlement areas*, *intensification* areas, employment clusters, schools and institutions, parks and open spaces, transit stops, adjacent municipalities, and other key places.

- g) Implement appropriate *active transportation* facilities that meet or exceed industry safety standards on all existing, new, and reconstructed roads, intersections, and bridges, during the review of development applications and as part of all road, intersection, and bridge construction and reconstruction projects, while also considering the impact to the character of the community and surrounding land uses and design.
- h) Ensure that the design of area-specific plans and new subdivisions provides comfortable, convenient, and direct *active transportation* access to significant destinations within and surrounding the site, and strong in-site circulation.
- i) Establish Site Plan control requirements to ensure pedestrian and cycling connectivity to the boundary network.
- j) Where appropriate, ensure all new subdivision and development proposals provide for context-appropriate trail links.
- k) Require minimum provisions for on-site short- and long-term parking and storage for bicycles and other end-of-trip facilities in the Zoning By-law for uses such as, but not limited to, employment and commercial, schools, *community facilities*, medium and high density residential development, and transit stations.
- l) Streetscapes that are safe, convenient, *accessible*, and attractive for pedestrians and cyclists will be implemented through the selection of appropriate site-specific measures such as providing wide sidewalks, separated cycling facilities illumination, locating retail and service commercial uses at street level to provide an active street front, encouraging building designs that provide shelter, and providing convenient and sheltered transit stops and bicycle parking, street furniture, shade trees, and other amenities.

11.4.2 The Town will work with the Province, Metrolinx, and the Region to integrate comprehensive and continuous *active transportation* and development networks into transportation and development planning to:

- a) provide safe, attractive and *accessible* travel for pedestrians and bicyclists within existing communities and new development;
- b) provide linkages between *intensification* areas, adjacent neighbourhoods and transit stations; and,
- c) support the achievement of *complete communities* to ensure the safety and needs of all users are appropriately accommodated.

- 11.4.3 Safe, *accessible* and direct, and context-appropriate crossings will be provided where trails and other *active transportation infrastructure* intersect with streets, roads, and other public rights-of-way.
- 11.4.4 In the vicinity of school sites, provision for sidewalks on both sides of the street for all existing, new, and reconstructed roads during the review of development applications and as part of road construction and reconstruction projects for safe and *accessible* connection for all students and users.
- 11.4.5 Assess and improve wayfinding signage to support and promote *active transportation*.
- 11.4.6 Support year-round maintenance of cycling facilities, specifically multi-use trails and paths along routes that connect cyclists and pedestrians to key destinations such as school sites.
- 11.4.7 Prepare an Active Transportation Master Plan that will identify a pedestrian, cyclist, and trail network of both off-road and on-road facilities as well as other network and policy improvements and undertake a periodic review of the Town's Active Transportation Master Plan.
- 11.4.8 Develop the Orangeville-Brampton Railway Line (OBRY) as a future *active transportation* corridor to serve the future travel demand and active lifestyles in the Town.
- 11.4.9 Work with the Region of Peel, school boards, and the private sector to promote the use of *active transportation* by students to support the Peel Safe and Active Routes to School program.
- 11.4.10 Work with the Province, Region of Peel, and all relevant agencies to improve bicycle and pedestrian connectivity at and around existing and planned highway interchanges, designated truck routes, waterways, railways, major Regional intersections, and grade separations, where feasible.
- 11.4.11 Work with all levels of government, non-governmental community groups, and the private sector on initiatives and educational programs that promote the use of *active transportation* to increase its *mode share* within the Town and across the Region.
- 11.4.12 The Town may prioritize the establishment of a continuous trail system along the Oak Ridges Moraine, in accordance with applicable policies of the Oak Ridges Moraine Conservation Plan.

11.5 Public Transit

11.5.1 Public Transit will play a key role in the Town's future *transportation system* as growth occurs in and around Caledon. The policies in this section are intended to support the enhanced use and *accessibility* of public transit. The Town will continue to work with the Region, the Province, Metrolinx, neighbouring municipalities and other agencies to provide multimodal connections to inter-regional and higher order transit services and expand services within Caledon. A conceptual Town-wide transit network to 2051 is shown on Figure C4, 2051 Town-wide Transit Network.

11.5.2 The Town will develop a public transit network, and incorporate the transit function in the planning and development process by:

- a) prioritizing the extension of existing transit services in coordination with relevant jurisdictions, where economically viable;
- b) including future public transit facilities in the approval process for subdivision plans, site plans and other development proposals;
- c) including future public transit facilities and *active transportation* connections to transit facilities in the formulation of secondary plans;
- d) locating *transit-supportive* land uses, such as medium or high density residential, commercial or institutional developments on or within close proximity of existing and planned transit stations and stops;
- e) requiring major trip generators to provide adequate facilities for passenger pick-up and drop-off for transit and ride-hailing services recognizing the space needs for scheduled GO and municipal transit, Peel "Trans Help" and other on-demand providers. Major trip generators may include, but are not limited to, large commercial or mixed-use developments, hospitals and health facilities;
- f) encouraging the use of park 'n' ride automobile facilities and ride-sharing centres, to access inter-regional and local transit services connecting the Town with urban centres; and,
- g) providing continuous sidewalks along both sides of roads leading to anticipated transit stops and stations that are *accessible* to all users, including persons with disabilities.

- 11.5.3 The Town will work collaboratively with the Region of Peel, Metrolinx, Province, neighbouring municipalities and other appropriate jurisdictions to:
- a) implement the Greater Golden Horseshoe Transportation Plan and Metrolinx Regional Transportation Plan and contribute to future updates of both plans;
 - b) support and encourage transit agencies operating within the Town to implement a zero-emission vehicular fleet;
 - c) explore opportunities to extend Transit routes from neighbouring municipalities into the Town, especially as southern Caledon develops;
 - d) expedite provision of GO Rail service to Caledon;
 - e) protect the location for the future GO Rail station that has been identified by Metrolinx and the Province;
 - f) enhance the existing GO Bus services passing through Caledon;
 - g) protect the location for the future *major transit station area* in Mayfield West;
 - h) protect for the Highway 413 Transportation Corridor as shown on Schedule C1, Town-wide Transportation Network, and related transit opportunities;
 - i) explore opportunities for a future extension of the Hurontario Transit Corridor north of Mayfield Road into the Mayfield West community;
 - j) explore opportunities for multimodal connections between Urban Areas and inter-regional and higher order transit facilities;
 - k) coordinate the integration of services, facilities, schedules, and fares, as growth occurs and the Town expands its own transit service;
 - l) make all public transit, rapid transit and transit facilities universally *accessible* by developing implementation strategies to improve coordination and delivery of specialized transit to accommodate the travel needs of persons with disabilities;
 - m) promote transit stations and terminals in urban nodes and corridors, as identified in this Plan; and,
 - n) provide safe and efficient first and last mile connections to transit stations and stops.

- 11.5.4 The Town will work with the City of Brampton for the future extension of Brampton Transit services to serve the residents and businesses in Caledon such as Bolton and the Mayfield West Community and industrial areas.
- 11.5.5 The Town will work with the Region of Peel and the Province to plan for and accommodate higher order transit service and high occupancy vehicle network on the future extension of Highway 427 to cater to the peak commuter travel between Bolton and the GTHA activity centres, the planned Highway 413 Transportation Corridor, and ensure multimodal connections with the Town's Urban Areas.
- 11.5.6 The Town will continue to work with the Region of Peel, community-based agencies and for hire companies for the provision of transportation services such as Peel "Trans Help" door to door *accessibility* service and other related programs/services which provide collaborative, integrated and equitable transportation for all people with physical and intellectual challenges, differing abilities, and those with medical needs.

11.6 Trucking and Goods Movement

Goods movement is an important aspect of the overall *transportation system*. Safe and efficient movement of goods and services within and through the Town is essential for sustained economic growth and in attracting and retaining a wide range of industries and businesses. The movement of trucks in the Town is regulated by means of a By-law, which restricts heavy truck movement to certain parts of the arterial road network and also regulates vehicle weights relative to the carrying capacity of roads and bridges.

- 11.6.1 The Town will work with other levels of government to develop, maintain and implement a comprehensive, integrated, effective and *strategic goods movement network* that encourages the safe and efficient movement of goods by road, rail or air, away from vulnerable road users, and define a truck route network for the Town.
- 11.6.2 The Town will complete a Goods Movement and Logistics Land Use Strategy to inform a coordinated approach to planning for goods movement in strategic locations.
- 11.6.3 To provide for the safe efficient movement of trucks through and within the Town and minimize the impact of heavy trucks on residential areas, the Town:
 - a) will encourage the primary through truck traffic onto Regional arterial roadways, where road pavement structure is deemed structurally adequate;
 - b) will permit truck use of and collector roadways only as connectors to service Regional arterial routes, pending structural suitability;

- c) will prohibit truck traffic on all local roadways, except in cases of local delivery and only in the absence of alternative acceptable routing;
- d) may restrict heavy truck usage on part or all thereof of any municipal right-of-way through passage of a "No Heavy Truck" by-law;
- e) may impose seasonal load restrictions on arterial and collector roadways for reasons of structural inadequacy;
- f) will limit primary route closures due to seasonal load restrictions and make every effort to re-route truck traffic onto acceptable routes for the term of the restriction;
- g) will prohibit through-truck movement on collector and local roads within and adjacent to residential neighbourhoods;
- h) will encourage activities generating substantial truck traffic to locate near arterials and Provincial highways; and,
- i) will work with the Region and Province to improve connections between arterials, freeways and intermodal freight facilities to ensure that through traffic is concentrated on major arterials and highways due to their separation from residential areas.

11.6.4 The Highway 413 Transportation Corridor, as shown on Schedule C1, Town-wide Transportation Network, is recognized as a key trucking and goods movement route supporting planned employment lands within southern Caledon and providing connectivity to the Provincial highway system. The Town will encourage the Province to undertake highway improvements in a timely fashion, particularly the implementation of the Highway 413 Transportation Corridor.

11.6.5 The Town will work with other levels of government and industry stakeholders to develop and support a comprehensive, integrated and effective multimodal goods movement system by periodically reviewing the *strategic goods movement network* and other related studies including the Goods Movement Strategic Plan for Peel, in accordance with the GGH Transportation Plan. In so doing, for the safe and efficient movement of goods, the Town will:

- a) Review and update the existing and future transportation network to ensure the safe and efficient movement of goods throughout Caledon. As a part of this effort, continue working with the Province and Region to identify and update priority goods movement routes in Caledon;

- b) Acknowledge the importance of and promote intermodal facilities, airports, rail corridors and terminals with linkages to these facilities as key components of an efficient goods movement system;
 - c) Encourage the development of air and pipeline transport in support of the efficient movement of goods; and,
 - d) Consider roadway design, intersection spacing, and existing and proposed land use planning contexts within *strategic growth areas*.
- 11.6.6 The Town will support the Region of Peel and other jurisdictions in an effort to acquire a necessary goods movement database for strategic planning, analysis and formulation of goods movement plans and programs.
- 11.6.7 The Town will encourage, where possible, activities generating substantial goods movement traffic to strategically locate near Provincial freeways, highways, arterial roads, rail yards and other major transportation corridors and facilities.
- 11.6.8 The Town will work with the Province and Region to maximize the transportation network to accommodate Long Combination Vehicles, where feasible, to promote goods movement efficiencies and direct connections from *employment areas* to Provincial facilities for Long Combination Vehicles, while avoiding sensitive areas, where feasible.
- 11.6.9 The Town will work with the Region and other jurisdictions to encourage railway companies to play a more significant role in the movement of goods to and from the Town.
- 11.6.10 The Town will work with the Province, Region of Peel, relevant agencies, and transportation service providers to plan, design and implement a *transportation system* which can safely accommodate the movement of agricultural vehicles and equipment, where appropriate.
- 11.6.11 The Town will work with the Region of Peel, the Province and manufacturing, warehousing, and distribution industries to evaluate truck parking needs associated with their developments and implement strategies that ensure truck and trailer parking, and driver amenities are appropriately planned for and provided in the vicinity of clusters of such uses.
- 11.6.12 The Town may require truck parking studies for relevant secondary plans, tertiary plans or *major development* proposals, as appropriate.

11.7 Parking Management

- 11.7.1 The Town recognizes the need for careful planning by balancing the location, quantity and cost of parking in conjunction with the approval of development in order to facilitate an efficient and *sustainable transportation system*. Appropriate policies have also been incorporated to support carpool lots at strategic locations to integrate with inter-regional and higher order transit and highway interchanges.
- 11.7.2 The Town will ensure adequate off-street parking facilities are provided to meet the parking demand generated by various lands uses. Furthermore:
- a) The Town will specify standards for off-street parking requirements for each land use type within the implementing Zoning By-law;
 - b) The Town may acquire, develop and operate public parking facilities.
 - c) Generally, the Town will restrict on-street parking on arterial roads to reduce the traffic hazard and improve traffic operations.
 - d) *Accessible* parking spaces will be required for new developments through the site plan approval process.
 - e) The Town will work with the Region, neighbouring municipalities, Metrolinx, the Province and other appropriate jurisdictions to devise a long-term carpool lot strategy and promote the establishment of carpool lots at strategic locations to integrate with inter-regional and higher order transit services and major highway interchanges.
- 11.7.3 The Town may allocate portions of curbside and public parking at various times and locations according to the context, for uses such as parking spaces for bicycles, commercial cargo e-bikes, electric vehicle charging *infrastructure*, car share programs, patios, or for small events.
- 11.7.4 The Town will encourage *infrastructure*, including electric vehicle parking and charging *infrastructure*, that supports the use of alternative fueled vehicles, where feasible, in the design of parking areas.
- 11.7.5 The Town should regularly review off-street parking requirements contained within the Zoning By-law to recognize and anticipate reductions in parking demand as a result of shifting travel behaviour, enhanced transit and *active transportation* facilities, and new alternative modes of transportation.

- 11.7.6 Development of shared parking spaces between schools and municipal parks should be encouraged for efficient land uses, reduce environmental impacts, establish potential student drop-off points and mitigate the effects of climate change.

11.8 Transportation Demand Management

- 11.8.1 The policies for *transportation demand management* are focused on augmenting the capacity of the existing *transportation system* and improving efficiency as an alternative to building new transportation *infrastructure* to meet demand, particularly given right-of-way and funding constraints.
- 11.8.2 The Town will encourage efficient, safe traffic flows through strategic design improvements, such as regulation of turning movements, one-way streets, implementation of traffic control devices, parking restrictions, intersection geometric improvements, as required by the site conditions and traffic flows and in accordance with the Town's Traffic By-law.
- 11.8.3 The Town will continue to work to support a future carpooling program and encourage employers/employees in Caledon to choose *sustainable* modes of transportation for their daily commutes.
- 11.8.4 The Town will support/work as appropriate with the Region, Metrolinx and other stakeholders to develop their own Individualized Marketing Pilot to promote and create awareness for *sustainable* travel modes, including public transportation, carpooling/ car-sharing and *active transportation*.
- 11.8.5 In urban areas, the Town will implement complete streets design principles to create street configurations, densities and urban form that prioritize *active transportation* and support early integration and sustained viability of transit services.
- 11.8.6 The Town will ensure, in accordance with the requirements of the Region, that development only proceed with adequate existing or committed improvements to regional transportation capacity and, if necessary, development be phased until that capacity is or will be available.

11.9 Railways

- 11.9.1 Railways operate under the jurisdiction of the Government of Canada to provide freight and passenger rail service. The Town recognizes the importance of rail *infrastructure* for its role in supporting long-term economic growth and regional connectivity.

- 11.9.2 The Town recognizes the importance of railways within the *transportation system* and in this respect, the Town will:
- a) facilitate, where feasible, the provision of freight service to industrial areas;
 - b) minimize, where feasible and desirable, the disruption of traffic flow on arterial roadways by rail services;
 - c) in coordination with the Region of Peel, study the needs for road-rail grade separations throughout the Town and seek financial assistance from senior levels of government for road/rail grade separations, where appropriate;
 - d) work in conjunction with other levels of government and the rail companies in the planning and development of new rail facilities and the relocation/reconstruction of existing facilities, where improvements in freight movement and/or safety measures are primary concerns;
 - e) protect and pursue the use of existing railway corridors for future commuter passenger service and other alternative uses, such as rail trails; and,
 - f) protect residential areas from noise, glare and air pollution, subject to jurisdictional limitations, in accordance with established standards.
- 11.9.3 While development and *redevelopment* in areas adjacent to the railway may support rail transport and future passenger rail service, the nature of rail operations must be considered, particularly for *sensitive land uses*.
- 11.9.4 Development on lands within 300 m of the railway right-of-way will include rail noise mitigation measures as recommended by a noise impact study prepared to the satisfaction of the Town.
- 11.9.5 Development on lands within 75 m of the railway right-of-way will include rail vibration mitigation measures as recommended by a vibration study prepared to the satisfaction of the Town.
- 11.9.6 Development on lands abutting a railway right-of-way will include measures to mitigate related safety, security, and trespass issues to the satisfaction of the Town and the owner of the railway.
- 11.9.7 The minimum building setback from a railway right-of-way will be 30 metres unless otherwise determined in consultation with the owner of the railway.

- 11.9.8 Uses within a required setback from a railway right-of-way may include public and private roads, parking, parks and open space, outdoor amenity space and *accessory* storage buildings.

11.10 Airports

- 11.10.1 The Toronto Pearson International Airport is an important element in the Region of Peel's *transportation system* and has a positive economic benefit for the Town. It provides national and international transportation linkages, creates a substantial number of employment opportunities and is a major generator of direct and indirect economic benefits for the Region of Peel and the Greater Toronto and Hamilton Area.
- 11.10.2 The Brampton-Caledon Airport is a vital component of the Town's *infrastructure* and plays an important role in its development and economic growth. The Town will study jointly with the Region and in consultation with the City of Brampton the potential role of the Brampton-Caledon Airport and develop policies to protect this role.
- 11.10.3 In accordance with Provincial policies and requirements, in areas near the Brampton-Caledon Airport above the 30 Noise Exposure Forecast/Noise Projection Forecast composite noise contour, the Town will prohibit new residential development and other *sensitive land uses* and permit the *redevelopment* of existing residential and other *sensitive land uses* only if it has been demonstrated that there will be no *negative impacts* on the long-term function of the airport. The noise exposure forecast contours are indicated on Figure C5, Brampton-Caledon Airport Noise Exposure Forecast Contours.
- 11.10.4 The Town will work with the Greater Toronto Airports Authority and the Region to identify ways to protect the long-term operational role of the Brampton-Caledon Airport by:
- a) ensuring that development and *redevelopment* adjacent to the airports is *compatible* with airport operations and the needs of residents;
 - b) encouraging a range of uses that support the aeronautical and aerospace sector; and,
 - c) discouraging land uses that may cause a potential aviation safety hazard.

11.11 Design, Construction and Reconstruction of Roads

- 11.11.1 The construction of new arterial, collector and local roads within the Town will conform to the Development Standards Manual for the Town. The reconstruction of

existing Town roadways will conform to acceptable standards agreed to between the Province and the Town.

- 11.11.2 The construction and reconstruction of new streets will apply complete streets design principles to support the integration of transit, pedestrian and bicycle users, and enhanced streetscaping.
- 11.11.3 Any costs associated with design, road construction, and transportation improvements necessitated by any subdivision of land, development or *redevelopment* will be the responsibility of the developer either directly, or through appropriate development charges.
- 11.11.4 New and expanded transportation facilities should be designed and located to ensure the least possible change occurs to the environment and the natural and cultural landscape. All new and reconstructed road *infrastructure* will be designed and located to minimize the impact on the environment and be consistent with the objectives of this Plan. Examples of such site and design guidelines include the following:
 - a) Grading and tree removal should be minimized where possible, especially for mature healthy trees, through realignment and utilization of devices such as curbs and gutters, retaining walls and tree wells.
 - b) Finished slopes should be graded to a 2:1 minimum slope and planted; large cuts should be terraced to minimize surface erosion and slope failure.
 - c) Site rehabilitation should use native species of vegetation and blend into the surrounding landscape.
 - d) Vegetation screens should be used where feasible.
- 11.11.5 Notwithstanding the Mobility policies of this Plan, within the Niagara Escarpment Plan Area, only essential road *infrastructure* will be permitted on lands designated either Escarpment Natural Area or Mineral Resource Extraction Area, and the installation of all new or reconstructed road *infrastructure* will be consistent with the objectives, policies and development criteria of the Niagara Escarpment Plan.
- 11.11.6 Prior to development of new or expanded road *infrastructure* within the Niagara Escarpment Plan Area, approval is required from the Niagara Escarpment Commission.
- 11.11.7 Alternative transportation planning and design standards may be considered in Villages, Hamlets and historic communities to conserve *cultural heritage resources* and to protect and enhance the natural environment.

11.12 Corridor Protection

11.12.1 The Planned Highway 413 and NWGTA Transmission Corridor Protection Area identified on Schedule C1, Town-wide Transportation Network, is an overlay designation consisting of a corridor protection area that reflects the Highway 413 Focused Analysis Area (2020) and the Northwest GTA Transmission Corridor Narrowed Area of Interest (2020).

- a) The Planned Highway 413 and NWGTA Transmission Corridor Protection Area is intended to be protected and refined until such time as the final locations of the Highway 413 Corridor and the Northwest GTA Transmission Corridor are confirmed.
- b) The final confirmed rights-of-way for the Highway 413 and Northwest GTA Transmission Corridor will be protected indefinitely with the highway lands designated under the *Public Transportation and Highway Improvement Act*.
- c) *Development* within this area will not preclude or negatively affect the planning and/or implementation of the planned corridors for the purpose(s) for which they are identified.

12. INFRASTRUCTURE

The Town's municipal *infrastructure* supports our economy and the quality of life of our residents. Municipal *infrastructure* delivers all the services that make the Town run - it is the bridges we pass over, the water and wastewater services we rely on, and the *stormwater* ponds that protect our communities from flooding, to name only a few.

It is the intent this Plan to promote the Town's *infrastructure* networks that exemplify the principles of *sustainability*, balancing environmental, social, cultural, financial, and economic considerations. *Infrastructure* should be planned to consider the full lifecycle costs; this long-term thinking will lead to more *sustainable* decision-making which is also more affordable in the long run. Together with the Region, the Town will manage our municipal *infrastructure* so that it creates opportunities, while being effective, affordable, and *sustainable* over the long term.

This chapter applies across the Town, and addresses different *infrastructure* needs, opportunities, and issues.

12.1 Objectives

The planning objectives for *infrastructure* are as follows:

- a) ensure health and safety in the design of all *infrastructure*;
- b) prioritize the protection, enhancement, avoidance, and restoration of the key natural heritage and water resource system features in the design of all *infrastructure*, and ensure that any proposed works are supported by the appropriate environmental studies.
- c) ensure the coordinated and cost-effective delivery of *infrastructure* improvements;
- d) ensure municipal *infrastructure* is constructed, budgeted for short- and long-term *sustainable* operation, and maintained and upgraded as necessary to prepare for the impacts of a changing climate, while ensuring that it considers and mitigates greenhouse gas emissions; and,
- e) budget for the short- and long-term *sustainable* operation and maintenance of *infrastructure*.

12.2 General Policies

- 12.2.1 Municipal *infrastructure* will be planned, budgeted, and developed to conform with Town Plans, the natural heritage and water resource policies, and all of the policies of this Plan. The civic *infrastructure* policies of this Plan will be implemented based on long-term, coordinated *infrastructure* studies and plans prepared by the Town and the Region of Peel.
- 12.2.2 The Town will assess *infrastructure* risks and vulnerabilities including those caused by climate change and identify actions to mitigate these challenges, as part of asset management planning and through individual projects.
- 12.2.3 All municipal *infrastructure* will be designed in accordance with the Town's design specifications, criteria, policies and applicable by-laws, and Provincial guidance and regulations.
- 12.2.4 Below grade *infrastructure* within street rights-of-way will be designed to reduce conflict and minimize impact on above-grade landscaping.
- 12.2.5 *Infrastructure* planning and design will have regard for source water protections plans and all applicable policies will be followed.
- 12.2.6 All new *infrastructure* and expansions or extensions of *infrastructure* will be planned, designed and approved in accordance with the applicable policies of the Growth Plan, Greenbelt Plan, Oak Ridges Moraine Conservation Plan, Niagara Escarpment Plan and Lake Simcoe Protection Plan.

12.3 Drinking Water and Wastewater Servicing

- 12.3.1 The Region of Peel owns and is responsible for maintaining and operating all municipal water and wastewater assets in Caledon. *Development* and *redevelopment* in the Town's Urban System should be staged and coordinated in alignment with the Region of Peel's Water and Wastewater Master Plan.
- 12.3.2 A comprehensive water and sewer servicing study may be required in any individual settlement, prior to the release of lands for development, to ensure adequate and appropriate water and sewer services are available.
- 12.3.3 Water and sewer services are to be planned, developed, and utilized in an efficient manner, and the Town may impose conditions on servicing, including placing time limits on approvals that reserve servicing capacity.

- 12.3.4 The Town will direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing municipal local and regional sewage services and municipal water services.
- 12.3.5 Sewer and water systems will be planned and commissioned in a manner that:
- a) can be sustained by the water resources upon which such services rely;
 - b) prepares for the impacts of a changing climate;
 - c) is feasible, and financially viable over the lifecycle; and,
 - d) protects human health and safety and the natural environment.
- 12.3.6 Development requiring additional or new water supply and/or sanitary sewer services will not proceed prior to the finalization of a Servicing Agreement with the Region, confirming the responsibility for, and ability to provide, appropriate facilities for water supply and sewage disposal. In the case of plans of subdivision, confirmation will be required prior to draft approval, that servicing is or will be available.
- 12.3.7 Partial services will only be permitted in the following circumstances:
- a) where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development;
 - b) where permitted in accordance with the Oak Ridges Moraine Conservation Plan, Greenbelt Plan, Niagara Escarpment Plan and Lake Simcoe Protection Plan, provided that it has been demonstrated that the restrictions in those plans are met; or,
 - c) within existing partially serviced Rural *settlement areas*, to allow for *infill* and minor rounding out of existing development on partial services provided that the servicing would represent a logical and financially viable connection and site conditions are suitable for the long-term provision of such services with no *negative impacts*.
- In accordance with subsection a) above, the extension of partial services outside *settlement areas* is only permitted to address failed individual on-site sewage and individual on-site water services for existing development.
- 12.3.8 The Town will require and provide full municipal sewage and water services to accommodate growth in the Urban System to the horizon of this Plan. The provision of

full municipal sewage and water services in the Urban System will be subject to the Regional financial and physical capabilities.

12.3.9 Employment Areas

- a) *Employment areas* will be developed either on full regional piped services, individual private services or a combination of both. The servicing requirements of *employment areas* are set out in each land use designation.
- b) An overall servicing plan will be required, approved by the Town and the Region, to address drainage and servicing issues and that addresses impacts both upstream and downstream. The final design details will be determined prior to site plan approval under Section 41 of the *Planning Act*, supported by a detailed drainage study and engineering service report to the satisfaction of the Town, the Region and/or the Toronto Region and Conservation Authority, done in accordance with an approved *watershed plan* or *subwatershed* study, where available. An agreement will be in place to the satisfaction of the Town, the Region and Conservation Authorities to provide for any off-site works to service the development.

12.3.10 Rural Areas

- a) Municipal sewage services and municipal water services is the preferred form of servicing in rural *settlement areas*. Within rural *settlement areas* with existing municipal sewage services and municipal water services, *intensification* and *redevelopment* will be promoted wherever feasible to optimize the use of the services.
- b) The Town will require the proponent of a proposed development in the Rural System, in the absence of municipal sewage services and/or municipal water services, to provide a comprehensive assessment of alternative methods of providing sewage and water services, where appropriate. The preferred servicing option will ensure that:
 - i) groundwater *quality and quantity* will be protected;
 - ii) natural heritage features and areas, groundwater and surface water features and areas, and hydrologic functions and the *linkages* among them will be protected or improved;
 - iii) the servicing method will be the most suitable option for the characteristics of the site, the natural environment and existing and planned land uses;

- iv) the servicing will be financially feasible and *sustainable* for the Region; and,
 - v) where the Region has conducted an assessment of private communal sewage services and private communal water services and has determined that this option is not an acceptable servicing option, private communal sewage services and private communal water services will not be considered as a servicing option.
- c) Within rural *settlement areas*, where municipal sewage and water services or private communal sewage and water services are not available, planned, feasible or acceptable, individual on-site sewage and water services may be permitted for *infill* or minor rounding out of existing development provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*.
- d) The Town will require the following from a proponent of a development, where it has been determined that a proposed development is to be on private communal sewage services and/or private communal water services:
- i) establish, to the satisfaction of the Region, a governance structure to be responsible for the ongoing operation, maintenance, repair and replacement of the services; and,
 - ii) enter into a Municipal Responsibility Agreement with Peel Region which is to be registered on title and is to include provisions requiring that:
 - planning, design, and construction of the services meet the Region's standards and provide a comparable level of service to the Region's systems;
 - an asset management plan be established in accordance with the Region's requirements;
 - operation and maintenance of the services meet the Region's standards;
 - the Region's right of access be granted to inspect the services;
 - easements be provided, where required;
 - operational and financial reports be submitted to the Region;
 - in the event of default, services be transferred to the Region at no cost to the municipality; and,

- financial security be provided to the Region's satisfaction.

12.3.11 Estate Residential

- a) Every lot in an estate residential plan of subdivision must be serviced with a private sewage disposal system for the treatment of domestic wastes. Each system must conform to the standards of and be approved by the Province, or its designated agents.
- b) An applicant for an estate residential plan of subdivision will be required to undertake any studies deemed necessary by the Town and relevant agencies, to assess the probability of contamination of wells on nearby properties by septic system leachate or other source of contamination likely to be caused by the proposed development. Based on the results of such studies the applicant will be required to carry out any redesign of remedial works deemed necessary by the Town and relevant agencies to minimize the probability of contamination.
- c) The Town will only permit new development dependent on septic systems regulated under the *Building Code Act* in *wellhead protection areas* and *issue contributing areas*, where septic systems would be a significant drinking water threat, in accordance with the South Georgian Lake Simcoe and the Credit Valley, Toronto and Region and Central Lake Ontario Source Protection Plans.
- d) The Town encourages the Region to prepare a Master Servicing Strategy for the Palgrave Estate Residential Community which should include, but not necessarily be limited to, a consideration of sewage treatment strategies and the hydrogeological impacts of expanding the Palgrave communal water supply system.

12.4 Infrastructure in Provincial Plan Areas

12.4.1 Greenbelt Plan Area

- a) In the Greenbelt Plan Area, all existing, expanded or new *infrastructure*, that is subject to and approved under the *Federal Impact Assessment Act*, the *Environmental Assessment Act*, the *Planning Act*, the *Aggregate Resources Act*, the *Telecommunications Act* or by the National or Ontario Energy Boards, or which receives a similar environmental approval, will be permitted within the Protected Countryside provided it meets one of the following two objectives:

- i) it supports agriculture, recreation and tourism, Villages and Hamlets, resource use or the rural economic activity that exists and is permitted within the Greenbelt; or
 - ii) it serves the significant growth and economic development expected in southern Ontario beyond the Greenbelt by providing for the appropriate *infrastructure* connections among urban centres and between these centres and Ontario's borders.
- b) In the Greenbelt Plan Area, the location and construction of *infrastructure* and expansions, extensions, operations and maintenance of *infrastructure* in the Protected Countryside will be subject to the following requirements:
 - i) planning, design and construction practices will minimize, wherever possible, the amount of the Greenbelt, and particularly the Natural Heritage System and Water Resource System, traversed and/or occupied by such *infrastructure*;
 - ii) planning, design and construction practices will minimize, wherever possible, the *negative impacts* on and disturbance of the existing landscape, including, but not limited to, impacts caused by light intrusion, noise and road salt;
 - iii) where practicable, existing capacity and coordination with different *infrastructure* services will be optimized so that the rural and existing character of the Protected Countryside and the overall hierarchy of areas where growth will be accommodated in the Greater Golden Horseshoe established by the Greenbelt Plan and the Growth Plan are supported and reinforced;
 - iv) new or expanding *infrastructure* will avoid *key natural heritage features, key hydrologic features, key hydrologic areas* and *Prime Agriculture Area* unless need has been demonstrated and it has been established that there is no reasonable alternative;
 - v) where *infrastructure* crosses the Natural Heritage System or intrudes into or results in the loss of a *key natural heritage feature, key hydrologic feature* or *key hydrologic areas*, including related *landform features*, planning, design and construction practices will minimize *negative impacts* on and disturbance of the features or their related functions, and where reasonable, maintain or improve connectivity;

- vi) where *infrastructure* crosses the *Prime Agricultural Area*, an *agricultural impact assessment* or equivalent analysis as part of an environmental assessment will be undertaken; and,
- c) In the Greenbelt Plan Area, elements of *infrastructure* that serve the agricultural sector, including agricultural irrigation systems, are permitted to locate within *key natural heritage features* or *key hydrologic features* and their associated *vegetation protection zones* in accordance with Section 4.2.1.3 of the Greenbelt Plan and Policy 13.4.1 of this Plan. In such instances, these elements may be established within the feature itself or its associated *vegetation protection zones*, but all reasonable efforts will be made to keep such *infrastructure* out of *key natural heritage features* or *key hydrologic features* and their associated *vegetation protection zones*.
- d) In the Greenbelt Plan Area, all existing, expanded or new infrastructure that is subject to and approved under the *Environmental Assessment Act*, or which receives a similar approval will only be permitted if it supports the needs of adjacent *settlement areas* or projected growth and economic development, and the goals and objectives of the Greenbelt Plan.

12.4.2 Lake Simcoe Protection Plan Area

- a) Within the Lake Simcoe Protection Plan Area, new on-site sewage systems or subsurface sewage works are prohibited within 100 metres of any permanent stream, except in the following circumstances:
 - i) a proposal for an on-site sewage system or subsurface sewage works that would serve an *agricultural use*, an agricultural-related use or a public open space;
 - ii) a proposal for an on-site sewage system or subsurface sewage works that would replace or expand the capacity of an existing on-site sewage system or subsurface sewage works that will serve a use that would have been permitted by the applicable zoning by-law; or,
 - iii) a proposal for an on-site sewage system or subsurface sewage works that relates to a development proposal for only one dwelling, where the proposal would have been permitted by the applicable zoning by-law.
- b) The establishment of a new municipal sewage treatment plant in the Lake Simcoe Protection Plan Area is prohibited, unless:

- i) the new plan is intended to replace an existing municipal sewage treatment plant; or,
- ii) new sewage treatment plant will provide sewage services to:
 - a development that is on partial services, or,
 - a development where one or more subsurface sewage works or on-site sewage system are failing.
- c) Development that is dependent on new private sewage treatment plants in the Lake Simcoe Protection Plan Area is prohibited unless the applicant applying to establish the plant can demonstrate that:
 - i) the plant will result in a net reduction of phosphorous loadings to the *watershed* from the baseline conditions for the property that would be serviced by the new plant; or,
 - ii) the undertaking that the plant will serve will not add phosphorous loadings to the Lake Simcoe Protection Plan Area.
- d) The expansion of an existing or the establishment of a new sewage treatment plant within the Lake Simcoe Protection Plan Area will require an environmental assessment to be completed or approved prior to any approvals being granted for the proposal under the Planning Act or the Condominium Act, for a proposed *settlement area* expansion or a development proposal outside of a *settlement area* that requires an increase in the existing rated capacity of a sewage treatment plant or the establishment of a new sewage treatment plant.

12.5 Stormwater Management

12.5.1 The Town will develop a comprehensive Stormwater Master Plan that will provide a road map and framework for management of existing municipal *stormwater infrastructure*. The Plan will ensure compliance and alignment with applicable regulations and Acts, and at minimum will:

- a) be informed by *watershed* planning, including but not limited to local *subwatershed* studies, or equivalent studies, prepared in accordance with Part D, Section 13.9, of this Plan;
- b) protect the *quality and quantity* of water by assessing existing *stormwater* facilities and systems;

- c) enhance and protect the natural heritage and water resource system;
- d) characterize existing environmental and *infrastructure* condition;
- e) examine the *cumulative environmental impacts* of *stormwater* from existing development, including an assessment of how climate change and extreme weather events will exacerbate these impacts and the identification of appropriate adaptation strategies;
- f) assess *infrastructure* vulnerability and accordingly plan for climate change adaptation;
- g) incorporate appropriate *low impact development* and *green infrastructure*;
- h) Identify the need for *stormwater* management retrofit opportunities that could improve the level of *stormwater* management for areas where *stormwater* is uncontrolled or inadequately controlled;
- i) ensure that *stormwater* management, operation and replacement is sustainably funded to ensure *stormwater infrastructure* is maintained in a state of good repair and to adapt to changing demands and new service requirements;
- j) include an operation and maintenance plan; and,
- k) include an implementation and monitoring plan.

12.5.2 All public and private *stormwater* servicing will abide by all applicable regulations and legislation, and will be designed to:

- a) prevent the loss of life, personal injury, and property damage;
- b) fulfill water quality objectives, in compliance with provincial and federal requirements;
- c) manage erosion and sedimentation within natural watercourses;
- d) protect people and property by providing flood control;
- e) manage urban runoff using a treatment train approach to *stormwater* management with emphasis on source and conveyance controls;
- f) minimize drainage to regional roads and *infrastructure* from existing and future development;

- g) manage overland flow routes;
- h) maintain or enhance the flow regime in receiving watercourses;
- i) maintain *pre-development* water balance;
- j) protect and enhance features and functions of the Natural Environment System described in Chapter 13, Natural Environment System, and the Water Resources System described in Section 13.10, Water Resources System;
- k) provide amenity spaces, where appropriate, that are integrated into the design of neighbourhoods, development sites, parks, and open spaces;
- l) promote innovation by encouraging the implementation of *green infrastructure*, *stormwater* reuse, water conservation and low impact development;
- m) build community resilience through consideration of future climates within *stormwater* design; and,
- n) manage *stormwater* as a resource.

12.5.3 The Town will employ a treatment train approach to *stormwater* management to meet overall site water balance, water quality, water quantity and erosion. The treatment train approach uses source, conveyance and end-of-pipe controls to manage *stormwater* where it falls, along its path and prior to entering the natural environment. A hierarchical method is applied where each step is exhausted before proceeding to the next, as follows:

- a) retention (infiltration, reuse, or evapotranspiration);
- b) filtration; and,
- c) conventional *stormwater* management.

12.5.4 Unless demonstrated to the satisfaction of the Town, the Region, and the Conservation Authority, and subject to any applicable Provincial Plan requirement, *stormwater* management facilities and/or practices will not be permitted, solely or partially, within the following areas:

- a) *hazardous lands*, including flood prone areas;
- b) natural environment system; and,

- c) *key natural heritage features, key hydrologic features and their vegetation protection zones, including intermittent streams, headwater drainage features providing important, valued or contributing function, wetlands, and Kettle lakes.*
- 12.5.5 *Stormwater* management facilities will be integrated into the design of adjacent land use to enhance the visual landscape, be incorporated in the urban structure, be naturalized when next to parks, open space or the Natural Environment System, and support urban design objectives where possible.
- 12.5.6 The Town will work with the Region of Peel to include storm drainage from Regional roads (ultimate width) in the development of Master Environmental Servicing Plans and the Stormwater Master Plan, where appropriate.
- 12.5.7 The design of new *stormwater* management facilities will reduce the risk of contaminating drinking water, and where possible direct discharge of *stormwater* outside of *wellhead protection areas*, where the activity would be a significant drinking water threat.
- 12.5.8 All *stormwater* management practices will be designed to adhere to all of the relevant policies of the source water protection plan within the relevant *wellhead protection areas*.
- 12.5.9 The use of temporary or phased *stormwater* servicing systems and interim *stormwater* strategies that may preclude implementation of an ultimate plan in any way should be avoided.
- 12.5.10 Appropriate access will be provided to the Town where it is responsible for inspecting, operating and maintaining *stormwater* management practices, facilities and *infrastructure*.
- 12.5.11 Infill, Intensification and Redevelopment
 - a) Any *development, redevelopment* or land use change that would result in *intensification* within flood vulnerable areas, outside of a designated *Special Policy Area* identified in Section 16.4, will not be permitted.
 - b) To support *intensification, redevelopment* or other *development* activities within existing Hamlets, Villages and Urban Areas, a Master Environmental Servicing Study may be required by the Town to ensure no *negative impacts* to the existing community and to provide a comprehensive *stormwater* strategy.
- 12.5.12 Greenfield Areas

- a) The *stormwater* management framework and policies contained in secondary plans, and the studies that informed the secondary plans, will be implemented and adhered to.
- b) The Town will require that *stormwater* management be supported by appropriate studies throughout the *infrastructure or development* planning process. Specifically, *stormwater* planning will be supported by necessary studies, assessments and documentation including, but not limited, to:
 - i) local *subwatershed* studies, prepared in accordance with Part D, Section 13.9 of this Plan, that will guide *stormwater* management strategies and conceptual locations;
 - ii) a Master Environmental Servicing Study to further refine *stormwater* management strategies, conceptual locations and demonstrate feasibility;
 - iii) *environmental impact studies* to further refine and demonstrate environmental and financial feasibility; and,
 - iv) *stormwater* management reports to support detailed design.
- c) The Town will incorporate measures into subdivision and site plan agreements to ensure that the *development and site alteration*:
 - i) minimizes the removal of vegetation, grading and soil compaction;
 - ii) prohibits removal of vegetation more than 30 days prior to grading or construction;
 - iii) puts in place structures to control, convey, and treat runoff;
 - iv) manages sediment that is eroded off-site during construction;
 - v) require the seeding of exposed soils once construction is complete and seasonal conditions permit;
 - vi) ensure erosion and sediment controls are implemented effectively; and
 - vii) ensure regard for timing windows during feature removal.

12.5.13 Greenbelt Plan Area

- a) The Town will require a *stormwater* management plan for applications for *development* and *site alteration* in the Protected Countryside of the Greenbelt Plan. These *stormwater* management plans will meet the objectives of the Greenbelt Plan and demonstrates that:
 - i) planning, design and construction practices will minimize vegetation removal, grading and soil compaction, sediment erosion and *impervious surfaces*;
 - ii) an integrated treatment approach will be used to minimize *stormwater* flows and mimic natural hydrology through lot level controls, *low impact development* and other conveyance techniques;
 - iii) applicable recommendations, standards or targets within local *subwatershed* studies, or equivalent studies, and water budgets are complied with;
 - iv) applicable objectives, targets, and any other requirements within a *stormwater* master plan will be met in accordance with the Growth Plan; and,
 - v) planning, design and construction of *stormwater* management *infrastructure* be carried out in accordance with the *stormwater* management policies of this Plan.
- b) In the Greenbelt Plan Area, *stormwater* management systems will be prohibited in *key natural heritage features*, *key hydrologic features* and their *vegetation protection zones*, in accordance with the Greenbelt Plan, except as permitted by Section 4.2.3.3 of the Greenbelt Plan for those portions of the Protected Countryside that define the major river valleys that connect the Niagara Escarpment and Oak Ridges Moraine to Lake Ontario.
- c) In the Greenbelt Plan Area, the planning, design and construction of *stormwater* management *infrastructure* will be carried out in accordance with the *stormwater* management policies of this Plan and applicable Provincial legislation.

12.5.14 Oak Ridges Moraine Conservation Plan Area

- a) The Town prohibits the use new rapid infiltration basins and rapid infiltration columns within the Oak Ridges Moraine Conservation Plan Area.
- b) In consultation with the Region and applicable Conservation Authorities, the Town will develop a Stormwater Management Master Plan in accordance with the

requirements of the Oak Ridges Moraine Conservation Plan for the Caledon East *settlement area*, and to require *stormwater* management plans for all *major development* in the Oak Ridges Moraine Conservation Plan Area.

12.5.15 Lake Simcoe Protection Plan Area

- a) Town will require applications for *major development* within the Lake Simcoe Protection Plan boundary to be accompanied by a *stormwater* management plan that demonstrates:
 - i) consistency with *stormwater* management master plans;
 - ii) consistency with *subwatershed* studies;
 - iii) use of an integrated treatment train approach to minimize *stormwater* management flows and reliance on end-of-pipe controls;
 - iv) through an evaluation of anticipated changes in the water balance between *pre-development* and *post-development*, how such changes will be minimized; and
 - v) through an evaluation of anticipated changes in phosphorus loadings between *pre-development* and *post-development*, how the loadings will be minimized or prevent increases, where possible.

12.6 Utilities

- 12.6.1 Utilities and telecommunication *infrastructure* will be located underground, where feasible and grouped into a single utility trench, wherever possible, to avoid unnecessary over digging and disruption of municipal rights-of-way, where feasible. Interim above-ground installations may be considered for roads on temporary alignments or constructed to an interim rural cross-section.
- 12.6.2 Utility networks that can adapt to emerging technologies, such as smart power grids, smart metering, and advanced telecommunications to support the provision of leading-edge telecommunications services including broadband technology in *employment areas*, to attract knowledge-based industries and the growth of existing businesses, will be encouraged.
- 12.6.3 Utility services will be permitted in all land use designations subject to detailed engineering designs to be approved by the Town. Services proposed within the Natural Environment System designations are subject to *infrastructure* policies in Chapter 13,

Natural Environment System, and should be minimized. Wherever possible, services within Natural Environment System should be confined to road crossings of the watercourses. On single loaded roads paralleling Natural Environment System corridors, services should be confined to the edge of the right-of-way farthest from the designated corridor, wherever possible.

- 12.6.4 Lands required to be used for large above-ground utility structures will be shown as a block(s) or easements on a draft plan of subdivision and the location will be confirmed as a condition of draft plan approval or site plan approval, to the satisfaction of the Town and utility provider. Blocks for large above-ground utility structures should, where possible, be identified on a tertiary plan, where one is required.
- 12.6.5 Public utilities, such as hydro and gas, district energy and telecommunications *infrastructure* are permitted in any land use designation in the Plan Area provided they are appropriately integrated and all necessary approvals from the relevant authorities are obtained.
- 12.6.6 Where new public utility and telecommunications *infrastructure* is being introduced in the Plan Area, it will be located underground and will be grouped into a single utility trench. Trunk hydro services will be encouraged to be located underground.
- 12.6.7 Prior to registration of a plan of subdivision or approval of a site plan application in the Plan Area, public utility and telecommunication providers will confirm if such services can be provided to support the proposed *development* and will determine appropriate locations for large utility equipment or utility cluster sites.

12.7 Broadband

- 12.7.1 The Town recognizes the importance of having access to fast, reliable internet service as a fundamental aspect of attracting business in *employment areas*, supporting a significant number of agri-businesses, small rural and home-based businesses, and fostering an entrepreneurial spirit.
- 12.7.2 Broadband *infrastructure* will be supported within the Town to encourage future employment opportunities including home-based businesses, self-employment, the attraction of new businesses (particularly those within the creative and knowledge economies) and ensuring the commercial viability of existing businesses, particularly within the Town's urban areas, villages and hamlets. The Town supports the provision of reliable, high quality and affordable telecommunications throughout the Town for its residents and businesses.

12.7.3 The Town of Caledon will:

- a) explore funding opportunities and leverage investment from other levels of government and/or partnerships with the private sector to increase access to broadband service;
- b) work with telecommunications companies to provide broadband *infrastructure* as part of *development*;
- c) work with the proponents of new *development* to explore how it can accommodate the implementation of leading-edge communication technologies, including those required to deliver broadband services, in order to attract and maintain investment, facilitate research and *development* and knowledge-based initiatives, and support health services;
- d) work with the proponents of *development* and telecommunications and utility providers to ensure that adequate utility services and telecommunication networks are or will be established to serve the anticipated *development* and will determine appropriate locations for large utility equipment or utility cluster site;
- e) work with the proponents of *development* and utility providers so that utility services and telecommunication networks can be phased in as required; and,
- f) work with the proponents of *development* and utility providers so that utility services and telecommunication networks can be constructed, maintained, operated and installed in a manner that is cost effective, efficient and minimizes disruption.

12.7.4 Construction of telecommunications *infrastructure* will be encouraged to locate in the road right-of-way, where feasible.

12.7.5 Conduit for broadband will generally be provided as part of *development* proposals, with priority given to the provision of broadband conduit on collector and arterial roads, as determined by the Town.

12.8 Waste Management

The Region of Peel is responsible for the management of waste generated by residents, eligible small businesses, and municipal and institutional facilities and is committed to implementing its long-term waste management strategy to appropriately plan for and accommodate the present and future needs of citizens and businesses.

- 12.8.1 The Town of Caledon will promote reduction, reuse, and recycling programs (3Rs) and strive for a cost-effective waste management system to minimize environmental impacts.
- 12.8.2 The Town will support the Region of Peel to meet its solid waste diversion target of 75 percent by 2034.
- 12.8.3 Transfer stations will only be permitted on lands designated as Dry Industrial Area or Waste Management Area.
- 12.8.4 As directed by the Region, the Town will plan for the future and develop, review and amend this Plan and zoning by-law, other by-laws and prescribed instruments related to waste reduction and resource recovery where necessary to permit waste management sites and facilities, including processing and storage in appropriate locations so that the policies do not present unreasonable barriers to the development of waste management sites and facilities and to protect such waste management sites and facilities from incompatible uses.
- 12.8.5 The establishment of new landfill sites will require an amendment to this Plan and approval of the Province.
- 12.8.6 The location and operation of transfer stations will require the approval of the Province.
- 12.8.7 The Town will develop policies for *development* including land use *compatibility* within or on lands near active and closed waste management facilities including, but not limited to, landfills. This includes policies for *development* including land use *compatibility* within or on lands near active and closed waste management facilities including, but not limited to, landfills.
- 12.8.8 In the Greenbelt Plan Area, new waste disposal sites and facilities, and organic soil conditioning sites are prohibited in *key natural heritage features*, *key hydrologic features* and their associated *vegetation protection zones*.

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13. NATURAL ENVIRONMENT SYSTEM

Caledon's Natural Environment System, made up of a natural heritage system and a water resource system, is a defining feature of the Town and consists of an interconnected network of natural features and areas such as *wetlands*, woodlands, valleylands, lakes and rivers and their flood plains, aquifers and associated *buffers*, *linkages* and *enhancement areas*.

Caledon is traversed by numerous creeks, rivers and valley corridors that form part of or connect to some of Ontario's most *significant* environmental features, including the Niagara Escarpment, Oak Ridges Moraine, Urban River Valleys of the Greenbelt Plan and Lake Ontario. These watercourses and valleys form the backbone of the Town's Natural Heritage System. Connected to these natural corridors are woodlands, *wetlands*, *headwater* drainage features and hedgerows, as well as the Town's parklands, *green infrastructure*, and cultural heritage system. The water resource system consists of groundwater and surface water features and overlaps with and supports some components of the Natural Heritage System. These systems are ecologically linked and function together to maintain biological and geological diversity, natural functions, viable populations of indigenous species and ecosystems.

The Natural Environment System includes provincial, regional, and local natural features and areas, hydrologic features, provincial parks, lands that have been restored or have the potential to be restored to a natural state, areas that support hydrological functions, and working landscapes that enable *ecological functions* to continue. The policies contained within this chapter are intended to promote a systems approach to identify, protect, enhance, and restore the Natural Environment System. Within the Town's New Urban Areas, a Preliminary Natural Environment System has been established, and it will be studied further through the required secondary planning and *development* approval processes.

Caledon's Natural Environment System provides a host of ecological services such as biodiversity, pollination, extreme weather mitigation, erosion prevention, clean water, and flood regulation. The Natural Environment System plays an important role in addressing climate change by reducing our greenhouse gas emissions through carbon storage and helping us to adapt to the impacts of climate change (e.g., reducing the urban heat island effect). A comparison of the Natural Environment System with other land uses is shown on Figure D11, Comparing Land Use with the Natural Environment System.

The Natural Environment System also significantly contributes to the health and wellbeing of residents. The Natural Environment System provides physical and mental

benefits to residents and visitors, and mitigates impacts to human health from urbanization, such as poor air and water quality, and climate change, such as physical and mental health ramifications resulting from heat events. As Caledon continues to grow and develop, the policies for protecting, conserving, enhancing and managing our Natural Environment System will play a critical role in the resilience of our communities and ecosystems to climate change.

Together with the policies of the Conservation Authorities and other levels of government that address human-made hazards and natural resources, this Plan works to ensure that the Town's Natural Environment System and the services it provides to the community are protected. This will support a net gain in ecological features and functions while also directing incompatible *development* away from areas of natural or human-made hazards or natural resources

The policies of this chapter apply to recognized, potential and unidentified components of the Natural Environment System. In preparing secondary plans, tertiary plans and the review of all planning and *development* applications, an initial review of the lands will be undertaken to confirm the presence of any natural heritage system or water resource system components that may be present but are not shown on Schedules D1, D2a, D2b and D3 to determine if further evaluation is required.

13.1 Objectives

The planning objectives for the Natural Environment System are as follows:

- a) maintain, restore, or where possible, enhance the diversity and connectivity of natural features and areas in the Town, and the long-term *ecological function* and biodiversity of the Natural Environment System recognizing *linkages* between and among natural features and areas and supporting features and areas;
- b) recognize the important role the Natural Environment System plays in mitigating the impacts of climate change by protecting and enhancing natural features and areas, *ecological functions*, and connections within the system;
- c) establish a resilient, inter-connected Natural Environment System that preserves and enhances natural features and areas, *ecological functions* and native biodiversity, contributes to healthy *watersheds*, recognizes the important role the agricultural and rural landscape plays in the system, and maintains the unique natural landscape and geography of the Town for future generations;
- d) recognize the role and value of *compatible* and complementary agricultural and rural uses in and adjacent to the Natural Environment System and recognize that

flexible approaches to existing uses in the Natural Environment System are required to recognize historic land use permissions in these areas;

- e) use the *watershed* as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of *development*;
- f) maintain *linkages* and related functions among groundwater features, hydrologic functions, natural heritage features and areas, and surface water features;
- g) encourage the acquisition of land within the Natural Environment System by public authorities or non-profit land trusts for *conservation* purposes;
- h) provide the tools to properly assess the impacts of *development* applications located within and in proximity to the Natural Environment System;
- i) ensure that *development* mitigates identified impacts on the Natural Environment System and is appropriately setback and buffered from components of the Natural Environment System; and,
- j) provide opportunities, where appropriate, for passive outdoor recreational activities in the Natural Environment System provided the features and *ecological functions* are not adversely impacted.

13.2 Components of the Natural Environment System

13.2.1 The Town's Natural Environment System is made up of the following components:

- a) Core Areas of the Greenlands System as identified and protected in the Region of Peel Official Plan, and which are designated Natural Features and Areas by this Plan;
- b) Natural Areas and Corridors and Potential Natural Areas and Corridors of the Greenlands System as identified and protected in the Region of Peel Official Plan, and which are designated Supporting Features and Areas by this Plan;
- c) the Greenbelt Plan Natural Heritage System;
- d) the Greenbelt Plan Urban River Valleys;
- e) the Natural Heritage System for the Growth Plan;

- f) the Natural Core Area and Natural Linkage Area designations within the Oak Ridges Moraine Conservation Plan;
- g) the Escarpment Natural Area and Escarpment Protection Area designations within the Niagara Escarpment Plan;
- h) Provincially *significant* Earth Science *Areas of Natural and Scientific Interest*
- i) regionally *significant* Earth Science *Areas of Natural and Scientific Interest*; and,
- j) The water resource system which includes permanent and intermittent streams, *wetlands*, seepage areas and springs, kettle lakes, *highly vulnerable aquifers* and *significant groundwater recharge areas* and Areas of High and Low Aquifer Vulnerability within the Oak Ridges Moraine Conservation Plan Area.

13.3 Natural Features and Areas

13.3.1 The Natural Features and Areas designation in this Plan corresponds to the Core Areas of the Greenlands System as identified and protected in the Region of Peel Official Plan. The Natural Features and Areas designation is shown on Schedule D1, Natural Environment System, and Schedules D2a and D2b, New Urban Area Preliminary Natural Environment System. Individual components are shown on Schedule D3, Natural and Supporting Features and Areas. The Natural Features and Areas designation includes the following:

- a) *Provincially Significant Wetlands*;
- b) *woodlands* meeting one or more of the criteria for Core Area *woodland* on Table 1 of the Region of Peel Official Plan;
- c) *significant valleylands*
- d) Environmentally Sensitive or *Significant* Areas;
- e) Provincial *Life Science Areas of Natural and Scientific Interest*;
- f) the Escarpment Natural Area designation of the Niagara Escarpment Plan; and,
- g) valley and stream corridors meeting one or more of the criteria for Core Area valley and stream corridors in Table 2 of the Region of Peel Official Plan.

13.3.2 Only those natural features and areas that have been identified are currently mapped and designated Natural Features and Areas. The identification, mapping and the

determination of significance of additional or refinements to Natural Features and Areas can only be determined after they have been evaluated through a *Planning Act* process, to the satisfaction of the Town and relevant approval authorities.

13.3.3 *Development and site alteration* within the Natural Features and Areas designation is not permitted except for:

- a) forest, fish and wildlife management;
- b) *conservation* and flood or erosion control projects, but only if they have been demonstrated to be necessary in the public interest and after all reasonable alternatives have been considered;
- c) essential *infrastructure* exempted, pre-approved or authorized under an environmental assessment process;
- d) *passive recreation*;
- e) minor *development* and minor *site alteration*;
- f) existing uses, buildings or structures;
- g) expansions or alterations to existing buildings or structures;
- h) accessory, uses, buildings, or structures; and,
- i) a new single residential dwelling on an *existing lot of record*, provided that the dwelling would have been permitted by the applicable planning legislation or zoning by-law on May 23, 2014. A new dwelling built after May 23, 2014 in accordance with this policy will be deemed to be an existing building or structure for the purposes of subsections g) and h) above.

13.3.4 Where a *development or site alteration* approval for any of the uses permitted in accordance with Policy 13.3.3 is proposed within the Natural Features and Areas designation, the *development and site alteration* will only be permitted if it has been demonstrated to the satisfaction of the Town, that there will be no *negative impacts* on the natural feature or their *ecological function*, and that:

- a) there is no reasonable alternative location outside of the Natural Feature and Areas designation and the use, *development or site alteration* is directed away from the Natural Feature and Areas designation to the greatest extent possible;
- b) if avoidance is not possible, the impact to the feature is minimized;

- c) any impact to the feature or its function is mitigated through restoration or enhancement to the greatest extent possible; and,
 - d) where ecosystem compensation is determined to be appropriate and feasible, including for essential *infrastructure*, it may be considered in accordance with Town ecosystem compensation guidelines and applicable Conservation Authority requirements.
- 13.3.5 Policies 13.3.3 and 13.3.4 do not apply to certain *key natural heritage features* and *key hydrologic features* subject to a Provincial plan where *development* and *site alteration* is not permitted, or to *Provincially Significant Wetlands*.
- 13.3.6 A proposal for new *development* or *site alteration* adjacent to a feature in the Natural Features and Areas designation outside of the Greenbelt and Growth Plan Natural Heritage Systems and outside of the Oak Ridges Moraine Conservation Plan and Niagara Escarpment Plan areas will require an *environmental impact study* and/or hydrologic evaluation to determine that there will be no *negative impacts* on the feature, *ecological function* and/or hydrologic function in accordance with the *adjacent lands* distances outlined in Table 13-1 and prepared to the satisfaction of the Town.

Table 13-1: Adjacent Lands Distances – Natural Features and Areas

Natural Feature and Area	Adjacent Lands
Provincially <i>Significant Wetland</i>	120 metres
<i>Significant Woodland</i> (from the dripline)	120 metres
<i>Significant Valleyland</i>	50 metres
<i>Life Science Areas of Natural and Scientific Interest</i>	50 metres

13.4 Supporting Features and Areas

- 13.4.1 The Supporting Features and Areas overlay designation in this Plan corresponds to the Natural Areas and Corridors and Potential Natural Areas and Corridors of the Greenlands System as identified and protected in the Region of Peel Official Plan. The Supporting Features and Areas overlay designation is shown on Schedule D1, Natural Environment System, and Schedules D2a and D2b, New Urban Area Preliminary Natural Environment System. Individual components are shown on Schedule D3, Natural and Supporting Features and Areas. The Supporting Features and Areas overlay designation includes the following:
- a) evaluated non-provincially *significant wetlands*;

- b) unevaluated *wetlands*;
- c) *woodlands* meeting one or more of the criteria for a Natural Areas and Corridors *woodland* in Table 1 of the Region of Peel Official Plan;
- d) cultural *woodlands* and cultural savannahs within the Urban System meeting one or more of the criteria for a Potential Natural Area and Corridor *woodland* in Table 1 of the Region of Peel Official Plan;
- e) any other *woodland* greater than 0.5 hectares that does not meet the criteria for a Natural Areas and Corridors *woodland* in Table 1 of the Region of Peel Official Plan;
- f) *significant wildlife habitat* meeting one or more of the criteria in the Ministry of Northern Development, Mines, Natural Resources and Forestry *significant wildlife habitat* technical guide, but located outside of an applicable Provincial plan area;
- g) *fish habitat*;
- h) habitat of aquatic species at risk;
- i) *habitat of endangered species and threatened species*;
- j) *regionally significant Life Science Areas of Natural and Scientific Interest*;
- k) Provincially *significant Earth Science Areas of Natural and Scientific Interest*;
- l) *regionally significant Earth Science Areas of Natural and Scientific Interest*;
- m) the Escarpment Protection Area designation of the Niagara Escarpment Plan;
- n) Any other valley and stream corridor that have not been defined as meeting one or more of the criteria for Core Area valley and stream corridors in Table 2 of the Region of Peel Official Plan;
- o) sensitive head water areas and *sensitive groundwater discharge areas*;
- p) *sensitive groundwater recharge areas*;
- q) *enhancement areas*;
- r) *linkages*;

- s) *vegetation protection zones* identified in Provincial plans and *buffers* outside of Provincial plan areas;
- t) savannahs; and,
- u) alvars.

13.4.2 Permitted uses in the Supporting Features and Areas overlay designation are those permitted in the underlying land use designation and in accordance with applicable Provincial Plans and regulatory requirements under the *Conservation Authorities Act*. Notwithstanding the above, no *development* or *site alteration* will be permitted within the Supporting Features and Areas overlay designation unless it has been demonstrated to the satisfaction of the Town, that there will be no *negative impacts* on the feature or their *ecological functions* and/or hydrologic functions, and that:

- a) there is no reasonable alternative location outside of the Supporting Feature and Areas designation and the use, *development* or *site alteration* is directed away from the Natural Feature and Areas designation to the greatest extent possible;
- b) if avoidance is not possible, the impact to the feature is minimized;
- c) any impact to the feature or its function is mitigated through restoration or enhancement to the greatest extent possible; and,
- d) where ecosystem compensation is determined to be appropriate and feasible, including for essential *infrastructure*, it may be considered in accordance with Town ecosystem compensation guidelines.

13.4.3 A proposal for new *development* or *site alteration* adjacent to a feature in the Supporting Features and Areas overlay designation outside of the Greenbelt and Growth Plan natural heritage systems and outside of the Oak Ridges Moraine Conservation Plan and Niagara Escarpment Plan areas will require an *environmental impact study* and/or hydrologic evaluation to determine that there will be no *negative impacts* on the feature or their *ecological functions* and/or hydrologic functions generally in accordance with the *adjacent lands* distances outlined in Table 13-2, to be confirmed through the pre-consultation process to the satisfaction of the Town.

Table 13-2: Adjacent Lands Distances – Supporting Features and Areas

Supporting Feature and Area	Adjacent Lands
Earth Science Area of Natural and Scientific Interest	50 metres
<i>Significant Wildlife Habitat</i>	50 metres
<i>Habitat of Endangered Species and Threatened species</i>	50 metres
<i>Wetlands</i> evaluated as non-provincially <i>significant</i>	50 metres
<i>Wetlands</i> (non-evaluated)	50 metres
<i>Woodlands (other)</i> - meeting one or more of the criteria for a Natural Areas and Corridors <i>woodland</i> in Table 1 of the Region of Peel Official Plan	50 metres

- 13.4.4 Policy 13.4.2 does not apply to certain *key natural heritage features* and key hydrologic features subject to a Provincial plan where *development* or *site alteration* is not permitted or where there are specific criteria that differ from those listed in Policy 13.4.2 that need to be met before *development* or *site alteration* can be permitted.
- 13.4.5 If *development* or *site alteration* is proposed within or adjacent to *fish habitat* or the *habitat of endangered species and threatened species*, the policies of Policies 13.11.1 and 13.11.2 apply.
- 13.4.6 The presence of Supporting Features and Areas will be screened for by a proponent when an *environmental impact study* and/or hydrologic evaluation is required, prepared to the satisfaction of the Town, to support a *development* or *site alteration* application both inside and outside of *settlement areas* or when a local *subwatershed* or equivalent study is being undertaken.
- 13.4.7 If Supporting Features and Areas are identified through an *environmental impact study*, hydrologic evaluation, or local *subwatershed* or equivalent study, the evaluation will determine, to the satisfaction of the Town:
- the extent of the supporting feature and area along with its *ecological functions* and relationship to nearby *key natural heritage features*, *key hydrologic features* and/or Natural Features and Areas;
 - whether the Supporting Feature and Area should be protected from *development* permitted under Policy 13.4.2 due to the extent of support it provides to the ecological and/or hydrologic functions of nearby *key natural heritage features*, *key hydrologic features* and/or other natural features and areas; and,

- c) conditions to be attached to the approval of the proposed *development* or *site alteration*.

13.4.8 *Enhancement areas* have not been identified on the schedules to this Plan but can include Supporting Features and Areas. Notwithstanding the above, potential *enhancement areas* are shown on Schedules D2a and D2b, which apply to the New Urban Area, and which were identified in the Region of Peel Scoped Subwatershed Study (Wood et al., 2022). *Enhancement areas* are intended to consist of natural *self-sustaining vegetation* that increases the ecological resilience and function of individual *key natural heritage features*, key hydrologic features and/or Natural Features and Areas and/or other Supporting Features and Areas, or groups of such features, by:

- a) increasing the size of *key natural heritage features*, key hydrologic features and/or natural heritage features and areas;
- b) connecting *key natural heritage features*, key hydrologic features and/or natural heritage features and areas to create larger contiguous natural areas;
- c) improving the shape of *key natural heritage features*, key hydrologic features and/or natural heritage features and areas to increase interior habitat conditions; or,
- d) including critical function zones and important catchment areas for sustaining *ecological functions*.

13.4.9 The potential *enhancement areas* identified in Schedules D2a and D2b are subject to Policies 13.4.10 and 13.4.11. The presence of other potential *enhancement areas* will be screened for by a proponent when an *environmental impact study* and/or hydrologic evaluation is required to support an application for *development* and *site alteration*, both inside and outside of *settlement areas* or when a local *subwatershed* or equivalent study is being undertaken. These studies and/or evaluations will be prepared to the satisfaction of the Town.

13.4.10 When carrying out an *environmental impact study*, hydrologic evaluation, or local *subwatershed* or equivalent study to determine whether *enhancement areas* should be identified within or adjacent to a feature or whether a potential *enhancement area* identified on Schedules D2a and D2b should be retained or relocated to a more appropriate location that provides a net benefit, an evaluation will be completed to the satisfaction of the Town that:

- a) assesses the potential ecological benefit of an *enhancement area* to the nearby *key natural heritage feature*, key hydrologic feature and/or Natural Feature and

Area, and Supporting Feature and Area (an example would be an *enhancement area* fill in a gap, a bay or inlet to support overall shape, size, and contiguity of the overall Natural Environment System);

- b) confirms the location of the *enhancement area* or considers whether the establishment of an *enhancement area* in a different location than identified on Schedules D2a and D2b is appropriate, provided it supports the net benefit mitigation hierarchy established in Policy 13.9.2;
- c) considers the most appropriate shape/extent of an *enhancement area* so that the *ecological functions* of the nearby *key natural heritage feature*, key hydrologic feature and/or Natural Feature and Area are enhanced;
- d) considers opportunities for enhancements within floodplains, where *development* is generally restricted;
- e) considers opportunities to provide additional connectivity within and between *key natural heritage features*, *key hydrologic features* and/or Natural Features and Areas; and,
- f) considers how the function and spatial extent of an *enhancement area* can be incorporated into the design and layout of the proposed *development*.

13.4.11 In a case where an *enhancement area* is identified, or where one or more of the potential *enhancement areas* identified on Schedule D2a and D2b are retained in accordance with Policy 13.4.11, the lands within the *enhancement area* shall be planted and left as natural *self-sustaining vegetation*. The *enhancement area* may also be designed to be integrated with other *compatible* land uses and *infrastructure* if it can be demonstrated that the long-term *ecological function* of the *enhancement area* would be retained and the *enhancement area* is planned to be restored to a natural state.

13.4.12 *Linkages* have not been identified on the schedules to this Plan. Notwithstanding the above, potential *linkages* are shown on Schedules D2a and D2b, which apply to the New Urban Area and which were identified in the Region of Peel Scoped Subwatershed Study (Wood et al., 2022). Opportunities for the establishment of ecologically appropriate *linkages* shall be screened for when an *environmental impact study*, hydrologic evaluation, and/or local *subwatershed* or equivalent study is required to support an application for *development* and *site alteration* both inside and outside of *settlement areas* or when a local *subwatershed* or equivalent study is being

undertaken. These studies and/or evaluations will be prepared to the satisfaction of the Town.

13.4.13 When carrying out an *environmental impact study*, hydrologic evaluation, or local *subwatershed* or equivalent study to determine whether *linkages* should be identified or whether a potential *linkage* identified on Schedules D2a and D2b should be retained, or relocated to a more appropriate location that provides a net benefit, an evaluation will be completed, to the satisfaction of the Town that:

- a) assesses the ecological features and functions of a potential *linkage*, including its vegetative, wildlife, and/or landscape features or functions;
- b) confirm the location of the *linkage* or considers whether the establishment of a *linkage* in a different location than identified on Schedules D2a and D2b is appropriate, provided it supports the net benefit mitigation hierarchy established in Policy 13.9.2;
- c) identifies the corresponding boundaries of nearby *key natural heritage features*, *key hydrologic features* and/or natural features and areas and any other supporting features and areas that may be present;
- d) identifies appropriate boundaries/widths for the potential *linkage* that permit the movement of wildlife between nearby *key natural heritage features*, *key hydrologic features*, and/or natural feature and areas;
- e) describes the *ecological functions* the *linkage* is intended to provide and identifies how these *ecological functions* can be maintained or enhanced within a *development* proposal;
- f) assesses the potential for *compatible* uses including, but not limited to, *stormwater management ponds*, *passive recreational* uses, and trails within the *linkage* to determine how the intended *ecological functions* of the *linkage* can be maintained or enhanced;
- g) assesses potential impacts on the *linkage* as a result of the *development*; and,
- h) makes recommendations on how to protect, enhance, or mitigate impacts on the *linkage* and its *ecological functions* through avoidance and planning, design, and construction practices.

13.4.14 Possible outcomes of an evaluation carried out in accordance with Policy 13.4.14, include:

- a) the establishment of a *linkage* that would be planned to be incorporated into the Natural Environment System and protected from *development* and which may be used for *passive recreational* uses;
- b) the incorporation of the *linkage* into the *development*, with linear *infrastructure*, and other *infrastructure* and associated small-scale structures permitted in the *linkage* in such a manner that protects the long-term *ecological function* of the *linkage*;
- c) the elimination of the *linkage* based on area or site-specific analysis.

13.4.15 If a *linkage* identified in an *environmental impact study*, hydrologic evaluation, or local *subwatershed* or equivalent *study* is proposed to be eliminated, or if a potential *linkage* identified on Schedules D2a and D2b is proposed to be eliminated, it must be demonstrated to the satisfaction of the Town that:

- a) maintaining a *linkage* is not necessary for ecological reasons;
- b) the loss of the *linkage* will not decrease the overall ecological connectivity in the area; and,
- c) the *linkage* is not required to support the long-term *sustainability* of the overall Natural Environment System.

13.4.16 In a case where all or part of a *linkage* area is retained in accordance with Policy 13.4.14, the lands within the *linkage* area will be planted and left as natural *self-sustaining vegetation* (except for those lands used for *infrastructure* and *passive recreational* uses, if permitted) or remain in *agricultural use*. The *linkage* may also be designed to permit *compatible* uses as evaluated in Policy 13.4.15 so long as the *ecological function* of the *linkage* is maintained.

13.5 Greenbelt Plan and Growth Plan Natural Heritage Systems and Key Hydrologic Features

13.5.1 *Development* or *site alteration* is not permitted within *key natural heritage features* within the Greenbelt Plan and Growth Plan natural heritage systems, within *key hydrologic features* outside of the Niagara Escarpment Plan or Oak Ridges Moraine Conservation Plan and outside of *settlement areas*, including any associated *vegetation protection zone*, except for:

- a) forest, fish, and wildlife management;
- b) *conservation* and flood or erosion control projects, but only if they have been demonstrated to be necessary in the public interest and after all alternatives have been considered;
- c) activities that create or maintain *infrastructure* authorized under an environmental assessment, including a Class Environmental Assessment, completed in accordance with the *Environmental Assessment Act*;
- d) all existing uses in the Greenbelt Plan Area;
- e) single dwellings on existing lots of record in the Greenbelt Plan area, provided they were zoned for such as of the date the Greenbelt Plan initially came into effect;
- f) mineral aggregate operations and *wayside pits and quarries* subject to Provincial policy, the Region of Peel Official Plan and Chapter 20 of this Plan, which is to be added through a future phase of the Official Plan Review as noted in Part A, Section 1.2;
- g) recreational uses in the Greenbelt Plan Natural Heritage System in accordance with the requirements of the Greenbelt Plan and Chapter 14, Parks and Open Space, of this Plan;
- h) small-scale structures for recreational uses, including but not limited to, boardwalks, footbridges, fences, docks, picnic facilities and supporting *infrastructure* such as ground signs, if measures are taken to minimize the number of such structures and their *negative impacts*;
- i) expansions to existing buildings and structures and uses, and conversions of legally existing uses which bring the use more into conformity with this Plan, subject to demonstration that the use does not expand into the *key hydrologic feature* or *key natural heritage feature* or *vegetation protection zone* unless there is no other alternative, in which case any expansion will be limited in scope and kept within close geographical proximity to the existing structure;
- j) expansions or alterations to existing buildings and structures for *agricultural uses, agriculture-related uses, or on-farm diversified uses* and expansions to existing residential dwellings if it is demonstrated that:

- i) there is no alternative, and the expansion or alteration in the feature is minimized and, in the *vegetation protection zone*, is directed away from the feature to the maximum extent possible; and,
- ii) the impact of the expansion or alteration on the feature and its functions is minimized and mitigated to the maximum extent possible.

13.5.2 New *development* or *site alteration* within the Greenbelt Plan and Growth Plan natural heritage systems will demonstrate that:

- a) there are no *negative impacts* on *key natural heritage features* or *key hydrologic features* or their functions, to the satisfaction of the Town;
- b) connectivity along the system and between *key natural heritage features* and *key hydrologic features* located within 240 metres of each other will be maintained or, where possible, enhanced for the movement of native plants and animals across the landscape;
- c) the removal of other natural features not identified as *key natural heritage features* and *key hydrologic features* is avoided, where possible. Such features should be incorporated into the planning and design of the proposed use wherever possible;
- d) except for uses described in and governed by the policies in Chapter 20, Mineral Aggregate Resources (to be added through a future phase of the Official Plan Review as noted in Part A, Section 1.2), the disturbed area, including any buildings and structures, will not exceed 25 percent of the total developable area, and the *impervious surface* will not exceed 10 percent of the total developable area;
- e) with respect to golf courses, the disturbed area will not exceed 40 percent of the total developable area; and,
- f) at least 30 percent of the total developable area will remain or be returned to natural *self-sustaining vegetation*, except where specified in accordance with the policies in Chapter 20, Mineral Aggregate Resources (to be added through a future phase of the Official Plan Review as noted in Part A, Section 1.2).

13.5.3 Notwithstanding Policy 13.5.2, the full range of existing and new *agricultural uses*, *agriculture-related uses*, *on-farm diversified uses*, and *normal farm practices* are permitted within the Greenbelt Plan and Growth Plan Natural Heritage Systems, subject to the respective requirements of those plan. New buildings or structures for

agricultural uses, agriculture-related uses, or on-farm diversified uses are not subject to Policy 13.5.2 but are subject to Policy 13.5.8.

- 13.5.4 A proposal for new *development* or *site alteration* within 120 metres of any *key natural heritage feature* within the Greenbelt Plan and Growth Plan Natural Heritage Systems or any *key hydrologic feature* within of the Niagara Escarpment Plan or Oak Ridges Moraine Conservation Plan, or otherwise outside of *settlement areas* may require an *environmental impact study* and/or hydrologic evaluation, or equivalent study prepared to the satisfaction of the Town and relevant approval authorities, that identifies a *vegetation protection zone*, which:
- a) protects the *key natural heritage feature* or *key hydrologic feature* and its functions from the impacts of the proposed change;
 - b) is established to achieve and be maintained as natural self- sustaining vegetation; and,
 - c) for *wetlands*, seepage areas and springs, *fish habitat*, permanent and intermittent streams, inland lakes and *significant woodlands*, is no less than 30 metres measured from the outside boundary of the feature.
- 13.5.5 Studies and evaluations undertaken in accordance with Policy 13.5.4 will also identify any additional restrictions to be applied before, during, and after *development* to protect the hydrologic functions and *ecological functions* of the feature.
- 13.5.6 *Development* or *site alteration* will not be permitted in the *vegetation protection zone*, except as described in Policies 13.5.1.
- 13.5.7 Notwithstanding Policies 13.5.4 and 13.5.6, an *environmental impact study* may not be required for a proposal for *development* or *site alteration* on a site where the only *key natural heritage feature* is the *habitat of endangered species and threatened species*.
- 13.5.8 Notwithstanding Policies 13.5.4 and 13.5.6, new buildings and structures for *agricultural uses, agriculture-related uses, or on-farm diversified uses* will not be required to undertake an *environmental impact study* and/or hydrologic evaluation if a minimum 30 metre *vegetation protection zone* is provided from a *key natural heritage feature* or *key hydrologic feature*.
- 13.5.9 Uses permitted in accordance with Policy 13.5.8 are exempt from the requirement of establishing a condition of natural *self-sustaining vegetation* if the land is, and will continue to be, used for agricultural purposes and will pursue best management

practices to protect and restore *key natural heritage features, key hydrologic features, and their functions.*

13.5.10 Notwithstanding Policy 13.5.6, the following types of minor construction is permitted without an *environmental impact study* and/or hydrologic evaluation within the Greenbelt Plan and Growth Plan Natural Heritage Systems but outside of the *vegetation protection zone* adjacent to a *key natural heritage feature* or *key hydrologic feature*:

- a) new *accessory facilities* to a residential use (garage, workshop, etc.) below 50 square metres;
- b) expansions to existing *accessory facilities* to a residential use below 50 percent of the size of the original building;
- c) expansions to existing residential buildings below 50 percent of the size of the original building; and,
- d) reconstruction of an existing residential dwelling of the same size in the same location.

13.5.11 Parkland dedication and school sites required as a condition of approval for *development* within an urban settlement area shall not be permitted within the Natural Heritage System of the Greenbelt Plan.

13.6 Niagara Escarpment Plan Area

13.6.1 *Development* is not permitted in *key natural heritage features* in the Niagara Escarpment Plan Area except for the following, which may be permitted subject to compliance with all other relevant policies of this Plan:

- a) *development* of a single dwelling and *accessory facilities* outside a *wetland* on an *existing lot of record*, provided that the disturbance is minimal and where possible temporary;
- b) forest, fisheries and wildlife management to maintain or enhance the feature;
- c) *conservation* and flood or erosion control projects, after all alternatives have been considered;
- d) the Bruce Trail, and other trails, boardwalks and docks on parks and open space lands that are part of the Parks and Open Space System; and,

- e) *infrastructure*, where the project has been deemed necessary to the public interest and there is no other alternative.
- 13.6.2 The diversity and connectivity between *key natural heritage features* and *key hydrologic features* will be maintained, and where possible, enhanced for the movement of native plants and animals across the landscape.
- 13.6.3 *Development* in other natural features not identified as *key natural heritage features* or *key hydrologic features* should be avoided. Such features should be incorporated into the planning and design of the proposed use wherever possible, and the impact of the *development* on the natural feature and its functions will be minimized.
- 13.6.4 Where policies or standards of other public bodies or levels of government exceed the policies related to *key natural heritage features* or *key hydrologic features* in this Plan and the Niagara Escarpment Plan, such as may occur with *habitat of endangered species and threatened species* under the *Endangered Species Act, 2007*; *natural hazards* where Section 28 regulations of the *Conservation Authorities Act* apply; or, fisheries under the *Federal Fisheries Act*, the most restrictive provision or standard applies.
- 13.6.5 If, in the opinion of the Niagara Escarpment Commission, a proposal for *development* within 120 metres of a *key natural heritage feature* has the potential to result in a *negative impact* on the feature and/or its functions, or on the connectivity between *key natural heritage features* and *key hydrologic features*, a natural heritage evaluation will be required to show the following, except with respect to a *key natural heritage feature* that is solely the *habitat of endangered species and threatened species*, which is subject to Policy 13.6.7 below:
- a) demonstration that the *development*, including any alteration of the natural grade or drainage, will protect the *key natural heritage feature* or the related functions of that feature;
 - b) identification of planning, design and construction practices that will minimize erosion, sedimentation and the introduction of nutrients or pollutants and protect and, where possible, enhance or restore the health, diversity and size of the *key natural heritage feature*;
 - c) determination of the minimum *vegetation protection zone* required to protect and where possible enhance the *key natural heritage feature* and its functions; and,
 - d) demonstration that the connectivity between *key natural heritage features* and *key hydrologic features* located within 240 metres of each other will be

maintained and where possible enhanced for the movement of native plants and animals across the landscape.

13.6.6 For the purposes of Policy 13.6.5 c), a *vegetation protection zone* will:

- a) be of sufficient width to protect and where possible enhance the *key natural heritage feature* and its functions from the impacts of the proposed change and associated activities that may occur before, during, and after, construction;
- b) be established to achieve, and be maintained as, natural *self-sustaining vegetation*; and,
- c) in the case of *Areas of Natural and Scientific Interest* (Earth Science and Life Science), include without limitation an analysis of land use, soil type and slope class.

13.6.7 *Development* within the *habitat of endangered species* and *threatened species*:

- a) located within Escarpment Natural Areas and Escarpment Protection Areas, is not permitted, except for *development* referred to in Policy 13.6.1 which may be permitted provided it is in compliance with the *Endangered Species Act, 2007*; and,
- b) located within Escarpment Rural Areas, Mineral Resource Extraction Areas, Urban Areas, Minor Urban Centres and Escarpment Recreation Areas, is not permitted unless it is in compliance with the *Endangered Species Act, 2007*.

13.6.8 New buildings and structures for *agricultural uses* are not required to establish a condition of natural *self-sustaining vegetation* within a *vegetation protection zone* if the land is, and will continue to be, used for agricultural purposes provided that where *key natural heritage features* are located within 240 metres of each other, and connectivity between features will be maintained. In all cases, *agricultural uses* should pursue best management practices to protect and/or restore *key natural heritage features* and functions.

13.6.9 *Development* is not permitted in *key hydrologic features* except for the following, which may be permitted subject to compliance with all other relevant policies of this Plan and the Niagara Escarpment Plan:

- a) *accessory facilities* to a single dwelling outside of a *wetland* on an *existing lot of record*, provided that the disturbance is minimal and where possible temporary;

- b) forest, fisheries and wildlife management to maintain or enhance the feature;
- c) *conservation* and flood or erosion control projects, after all alternatives have been considered;
- d) the Bruce Trail, and other trails, boardwalks and docks on parks and open space lands that are part of the Niagara Escarpment Parks and Open Space System; or,
- e) *infrastructure*, where the project has been deemed necessary to the public interest after all other alternatives have been considered.

13.6.10 If, in the opinion of the Niagara Escarpment Commission, a proposal for *development* within 120 metres of a *key hydrologic feature* has the potential to result in a *negative impact* on the feature and/or its functions, a hydrologic evaluation will be required that:

- a) demonstrates that the *development*, including any alteration of the natural grade or drainage, will protect:
 - i) the *key hydrologic feature* or the hydrologic functions of that feature;
 - ii) the *quality and quantity* of groundwater and surface water;
 - iii) natural streams or drainage patterns; and,
 - iv) the overall water budget for the *watershed*, including existing and planned municipal drinking water systems.
- b) identifies planning, design and construction practices that will minimize erosion, sedimentation and the introduction of nutrients or pollutants and protect, and where possible, enhance or restore the health, diversity and size of the *key hydrologic feature*, including:
 - i) natural features should be preserved;
 - ii) temporary vegetation and/or mulching should be used to protect critical areas exposed during *development*;
 - iii) topsoil should not be removed from the site, but rather, should be stored and redistributed as a suitable base for seeding and planting;
 - iv) sediment control devices should be installed to remove sediment from runoff due to changed soil surface conditions during and after construction; and,

- v) construction in or across a watercourse or *wetland* should be appropriately timed to minimize impacts on fish and *wildlife habitat*.
- c) determines the minimum *vegetation protection zone* required to protect and where possible enhance the *key hydrologic feature* and its functions.

13.6.11 A *vegetation protection zone* will:

- a) be of sufficient width to protect the *key hydrologic feature* and its functions from the impacts of the proposed change and associated activities that may occur before, during, and after construction, and where possible, restore or enhance the feature and/or its function; and,
- b) be established to achieve and be maintained as natural *self-sustaining vegetation*.

13.6.12 In the case of permanent and intermittent streams and seepage areas and springs, the determination of the *vegetation protection zone* will include, without limitation, an analysis of land use, soil type and slope class.

13.6.13 New buildings and structures for *agricultural uses* are not required to establish a condition of natural *self-sustaining vegetation* within a *vegetation protection zone* if the land is, and will continue to be, used for agricultural purposes. Despite this exemption, *agricultural uses* should pursue best management practices to protect and/or restore *key hydrologic features* and functions.

13.6.14 No sewage system shall be allowed closer than 30 metres from a *key hydrologic feature*. Where the setback cannot be achieved on an *existing lot of record*, the distance may be varied depending upon the sensitivity of the feature, to the satisfaction of the Niagara Escarpment Commission.

13.7 Oak Ridges Moraine Conservation Plan Area

13.7.1 All *development* and *site alteration* with respect to land within a *key natural heritage feature*, *key hydrologic feature* identified by the Oak Ridges Moraine Conservation Plan or the related minimum *vegetation protection zone* is prohibited, except the following:

- a) forest, fish, and wildlife management;
- b) *conservation* and flood or erosion control projects, but only if they have been demonstrated to be necessary in the public interest after all alternatives have been considered;

- c) *development of infrastructure* in accordance with the requirements set out in Section 41 of the Oak Ridges Moraine Conservation Plan;
- d) low intensity recreational uses as described in Section 37 of the Oak Ridges Moraine Conservation Plan;
- e) any *development* and *site alteration* in Countryside Areas or Settlement Areas that is within the *habitat of an endangered species and threatened species*, but only if it is not prohibited under the *Endangered Species Act, 2007* and it complies with any requirements or restrictions under that Act or the Oak Ridges Moraine Conservation Plan, and it is not within any other *key natural heritage feature* or the related minimum *vegetation protection zone*; and,
- f) *agricultural uses* other than uses associated with on-farm buildings and structures, but only with respect to land in the minimum *vegetation protection zone* related to a *key natural heritage feature* or key hydrologic feature and not in the key natural heritage or key hydrologic feature itself.

13.7.2 The table at the end of Part III of the Oak Ridges Moraine Conservation Plan sets out the minimum areas of influence and minimum *vegetation protection zones* for *key natural heritage features* and key hydrologic features.

13.7.3 An application for *development* or *site alteration* with respect to land within the minimum area of influence that relates to a *key natural heritage feature*, but outside the *key natural heritage feature* itself and the related minimum *vegetation protection zone*, will require the submission of a natural heritage evaluation under Section 23 of the Oak Ridges Moraine Conservation Plan, completed to the satisfaction of the Town and relevant approval authorities.

13.7.4 Despite Policy 13.7.3, a natural heritage evaluation is not required in the case of an application relating to the construction of a new building or structure in the minimum area of influence of a *key natural heritage feature* if the proposed building or structure is for *agricultural uses, agriculture-related uses* or *on-farm diversified uses* and is located a minimum of 30 metres from the *key natural heritage feature*.

13.7.5 An application for *development* or *site alteration* with respect to land within the minimum area of influence that relates to a *key hydrologic feature*, but outside the *key hydrologic feature* itself and the related minimum *vegetation protection zone*, will require the submission of a hydrologic evaluation under Section 26(4) of the Oak Ridges Moraine Conservation Plan, to the satisfaction of the Town and relevant approval authorities.

- 13.7.6 Despite Policy 13.7.5, a hydrologic evaluation is not required in the case of an application relating to the construction of a new building or structure in the minimum area of influence of a *key hydrologic feature* if the proposed building or structure is for *agricultural uses, agriculture-related uses or on-farm diversified uses* and is located a minimum of 30 metres from the *key hydrologic feature*.
- 13.7.7 Any *agricultural uses, agriculture-related uses or on-farm diversified uses* that are carried out in the minimum area of influence that relates to a *key natural heritage feature* or key hydrologic features will be carried out in accordance with best management practices to protect or restore *key natural heritage features*, key hydrologic features and related ecological and/or hydrologic functions.
- 13.7.8 An application for *development or site alteration* with respect to land within the Oak Ridges Moraine Conservation Plan Area that would result in the generation of excess soil or the receiving and placement of fill, including *infrastructure development*, will include a soil management plan, prepared to the satisfaction of the Town, that outlines the best practices to be used to ensure that:
- excess soil is reused on site or locally to the maximum extent possible; and/or,
 - the quality of fill received and the placement of fill at the site is *compatible* with adjacent land uses, will have no *negative impacts* on the current or proposed use of the property, the features and *ecological functions* of the Natural Environment System or *cultural heritage resources*.

13.8 Minimum Buffers

- 13.8.1 Table 13-3 sets out the minimum *buffers* required from certain components of the Natural Environment System on lands not subject to Sections 13.5, 13.6, 13.7 and 13.9:

Table 13-3: Minimum Buffers

Component of the Natural Environment System	Minimum Buffer
<i>Life Science Areas of Natural and Scientific Interest</i>	15 metres
<i>Valleyland (significant)</i>	15 metres
<i>Wetland</i>	30 metres
<i>Wildlife habitat (significant)</i>	15 metres
<i>Woodland (significant)</i>	20 metres
<i>Woodlands meeting one or more of the criteria for a Natural Areas and Corridors woodland in Table 1 of the Region of Peel Official Plan</i>	15 metres
<i>Other woodlands</i>	10 metres

Note: Conservation Authority regulatory allowances apply separate from the *buffers* in this table

13.9 Natural Environment System in New Community Areas and New Employment Areas

In 2022, the Region of Peel completed the Scoped Subwatershed Study (Wood et. al, 2022) to inform the New Community Areas and New Employment Areas shown on Schedule F1, Urban System.

The Region of Peel Scoped Subwatershed Study (Wood et al., 2022) includes mapping of a Preliminary Natural Environment System for the New Community Areas and New Employment Areas as shown on Schedules D2a and D2b. Apart from Natural Features and Areas and Supporting Features and Areas, these schedules identify other features, 30 metre *buffers* to Natural Features and Areas, potential *linkages* and potential *enhancement areas*. These additional areas are not designations, but are intended to inform the preparation of more detailed studies, which will result in the designation and protection of certain areas. The identification of the Preliminary Natural Environment System was guided by system-level goals and targets focused on creating a system that takes direction from policy, best practices, and good science and that is robust, resilient and connected.

13.9.1 A local *subwatershed* study, or equivalent study, will be completed to the satisfaction of the Town, and in accordance with terms of reference approved by the Town, for each secondary plan area or new *development* area in the New Community Areas and New Employment Areas.

- a) The study will, at minimum:
 - i) characterize existing environmental conditions;
 - ii) delineate *natural hazards* and address the *natural hazards* policies in Chapter 16, Natural and Human-made Hazards, of this Plan;
 - iii) establish environmental targets to maintain, restore and enhance existing conditions;
 - iv) review, confirm and refine the Preliminary Natural Environment System shown on Schedules D2a and D2b, New Urban Area Preliminary Natural Environment System;
 - v) assess the *cumulative environmental impacts* from existing and planned *development* with consideration of climate impacts;
 - vi) consider land use, *development*, and *infrastructure* alternatives to avoid or minimize impacts;

- vii) identify management strategies and actions to meet environmental targets and objectives including the identification of water resource and Natural Environment System features and areas requiring protection, improvement, restoration and enhancement;
 - viii) confirm the boundaries and appropriate *buffers* for protection, restoration and enhancement of the Natural Environment System; and,
 - ix) recommend monitoring and adaptive environmental management.
- b) The limits of the study area of a local *subwatershed* study, or equivalent study, will:
 - i) consider Policy 21.3.3 and Figure F3, Secondary Plan Areas;
 - ii) ensure that the study will:
 - characterize the location, extent, sensitivity and significance of the water resource system, and Natural Environment System form and functions, within and across the secondary plan area or *development* area; and,
 - evaluate the factors and influences that are important to the *sustainability* of the water resources system, and Natural Environment System form and functions, to the satisfaction of the Town; and,
 - iii) be determined in consultation with the Town, the Region and the Conservation Authority/Authorities; and,
 - iv) be approved by the Town.
- c) The local *subwatershed* study, or equivalent study, will refine and implement the recommendations of the Region of Peel Scoped Subwatershed Study (Wood et al., 2022). Some of those recommendations have been incorporated in the policies below, which will be relied upon when preparing local *subwatershed* studies and making decisions on what areas should be designated and protected from *development*.

13.9.2 As recommended in the Region of Peel Scoped Subwatershed Study (Wood et al., 2022), the management of the Natural Environment System in the New Community Areas and New Employment Areas as shown on Schedules D2a, and D2b will be guided by a net benefit mitigation hierarchy. This approach is supported by this Plan. The mitigation hierarchy is a sequential approach to planning and decision-making where

emphasis is placed on avoidance, followed by minimization and mitigation to achieving no *negative impact* before considering other options. The net benefit mitigation hierarchy requires that the outcome exceeds no *negative impact* and achieves a net positive outcome. Refinements to the Natural Environment System and the net benefit mitigation hierarchy will be guided by the system targets and management and design recommendations in Part C, Implementation Plan, of the Region of Peel Scoped Subwatershed Study (Wood et al., 2022) and achieved through enhancement (primary method), restoration, regenerative opportunities, etc. The net gain mitigation hierarchy is generally described as follows and is required to be relied upon in future detailed studies for the New Community Areas and New Employment Areas:

- a) Avoid Creating the Impact – this can be achieved through a range of actions including protecting features and functions, siting, management techniques and design.
- b) Minimize and Mitigate the Impact(s) – where impacts cannot be avoided, effort should be placed on opportunities to minimize impacts to the extent possible and mitigate remaining impacts.
- c) Restore the System – Restoration includes opportunities to address existing issues or impacts to improve the form or function of the system in-situ.
- d) Enhance the System – enhancements in the system context generally include additions to natural cover, increasing habitat diversity to enhance functions, etc. These can be used to support retaining a feature in-situ to avoid impact(s) and support achieving a net benefit outcome.
- e) Replication / Compensation – replication and/or compensation may be considered in limited circumstances. Replication and/or compensation are to be considered only after consideration is given to preceding steps in the hierarchy.

13.9.3 *Buffers* are an important component of a mitigation strategy where *development* is proposed adjacent to sensitive or *significant* feature(s) in new Community and New Employment Areas. At the system-scale, *buffers* represent a primary mitigation tool, however in planning and implementing mitigation, they are to be considered as one part of a mitigation strategy. The best approach is to apply multiple layers of mitigation to reduce reliance on *buffers* to address all potential impacts and place further effort on weaving mitigation, net benefit and regenerative opportunities throughout the land planning and design process where possible. This approach will not remove the need for *buffers*; rather, it provides a complex suite of mitigation to support better outcomes for the protection of features and their functions.

- 13.9.4 *Buffers* in the New Community Areas and New Employment Areas shown on Schedule F1, Urban System, are to be informed by both existing conditions and sensitivities, and the anticipated impacts that a *buffer* is being used to mitigate. Where possible, opportunities to address impacts (avoid, minimize) ‘at-source’ through siting and design for land uses should be considered as part of a layered approach to mitigation. This approach will reduce the overall impact of *developments*, encourage *sustainable* design and support *development* of resilient system(s) and communities.
- 13.9.5 Based on the above, minimum *buffer* widths will be established in local *subwatershed* or equivalent studies prepared to the satisfaction of the Town to support secondary planning and *development* in New Community Areas and New Employment Areas. The minimum *buffer* widths will be established as part of an initial assessment of the general land uses contemplated adjacent to the Natural Environment System and the significance of any of the components of the Natural Environment System being studied.
- 13.9.6 The final *buffer* width within New Community Areas and New Employment Areas will be determined through an *environmental impact study*, prepared to the satisfaction of the Town, at the *development* stage when additional information is available to determine the nature of adjacent uses and related impacts on the Natural Environment System and may include increases or decreases to the *buffer* widths identified through the secondary planning process. When determining the final *buffer* width, consideration will be given to the following matters:
- a) enhancement and mitigation opportunities such as vegetative planting within the *buffers* or fencing on abutting lands;
 - b) achieving adequate buffers to *stormwater* management components, which may necessitate wider *buffer* widths;
 - c) the intensity of the abutting land uses as illustrated through specific plans for such uses (i.e., grading, setbacks, maintenance, servicing, built form including height, location of buildings and structures and other activities); and,
 - d) the *ecological functions*, characteristics, significance and sensitivity of the feature the *buffer* is required from.
- 13.9.7 Where a feature/area is regulated by a Conservation Authority, and the regulatory requirements exceed the required *buffer*, those regulatory requirements will apply, subject to the provisions of the *Conservation Authorities Act*.

13.9.8 *Linkages* and potential *linkages* were identified by the Region of Peel Scoped Subwatershed Study (Wood et al., 2022), which are all shown as potential *linkages* in Schedules D2a and D2b. These potential *linkages* are required to be reviewed through local *subwatershed* or equivalent studies, prepared to the satisfaction of the Town. While their basic location and connections across the landscape are to be maintained, the exact alignment and any minor refinement to width (i.e., above the minimums identified) will be guided by the following:

- a) Wherever possible, *linkages* are to follow existing feature pathways.
- b) Where natural pathways are not available, minimum distance opportunities for connecting features / areas are to be used.
- c) Alignment and width are to be informed by site-specific study which considers target species, anticipated pathways of movement (e.g., using connectivity analysis and/or field evidence).
- d) *Linkages* are to be implemented with minimum widths as identified in local *subwatershed* or equivalent studies. Final widths may be larger than the minimum based on site-specific condition (e.g., features, species, etc.).
- e) Accommodation of Conservation Authority regulatory requirements, subject to the provisions of the *Conservation Authorities Act*.

13.9.9 Replication of features may be considered through local *subwatershed* studies, prepared to the satisfaction of the Town, except where features are required to be protected in accordance with the policies of this Plan. Replication is a 'like-for-like' recreation of habitat on the local landscape and with a net gain to the system achieved through the replication process. In planning for replication, a replacement ratio will be determined through the *subwatershed* to support a net gain outcome. Compensation may also be considered in circumstances where retaining a feature in-situ in an urbanizing landscape matrix will result in an impact to its form or function that cannot be reasonably mitigated.

13.9.10 The Region of Peel Scoped Subwatershed Study (Wood et al., 2022) was based on preliminary, high level observations and mapping which did not lead to specific, detailed recommendations for watercourse and *headwater* drainage feature management. As a consequence, and through the preparation of the required secondary plans and local *subwatershed* or equivalent studies, prepared to the satisfaction of the Town, it is expected that all watercourses and *headwater* drainage features will be reviewed in accordance with the management approach below:

- a) High constraint watercourses as identified in Table 2.1.2.4 of the Region of Peel Scoped Subwatershed Study (Wood et al., 2022) and their corridors are to be protected in current form and location, with appropriate regulatory setbacks and ecological *buffers*. Realignment of high constraint watercourses are not permitted. Minor modification through *rehabilitation*/enhancement may be permitted at select locations where it provides an enhancement to the system, given sufficient rationale. Minor (local) *rehabilitation* or enhancement could include such works as replacement of perched culverts with new structures that follow Conservation Authority crossing guidelines, removal of old farm crossings, re-naturalization of armoured channel banks (where appropriate), or local riparian plantings.
- b) Medium constraint watercourses as identified in Table 2.1.2.4 of the Region of Peel Scoped Subwatershed Study (Wood et al., 2022), are to remain open and protected with applicable hazard corridors, regulatory setbacks, and ecological *buffers*. Channel/corridor realignment (horizontal and vertical) may be permitted where there has been previous disturbance through anthropogenic activity, there is sufficient rationale for doing so, and provided there is a net ecological gain and subject to the approval of appropriate authorities. Restoration and enhancement must be included in design options. Local watercourse realignment/*enhancement areas* may include impacted, channelized reaches within historically agricultural lands, and upgrades to existing watercourse crossings. Local watercourse realignment/*enhancement areas* may also be required for portions of some reaches to accommodate new road alignments, to facilitate flood mitigation, or to address a need for enhancement.
- c) Low constraint watercourses as identified in Table 2.1.2.4 of the Region of Peel Scoped Subwatershed Study (Wood et al., 2022) should be re-evaluated as part of the *subwatershed* or equivalent study to confirm their constraint ranking. Features may be redesignated as *headwater* drainage features as a consequence. Where a low constraint reach is reclassified as a *headwater* drainage feature, the feature should be assessed and managed following the Evaluation, Classification and Management of Headwater Drainage Features Guidelines (Toronto and Region Conservation Authority and Credit Valley Conservation, 2014).

13.10 Water Resources System

13.10.1 The water resource system includes the following *key hydrologic areas*, *key hydrologic features* and other components:

- a) aquifers and unsaturated zones;

- b) areas of high aquifer vulnerability;
- c) groundwater recharge and discharge areas;
- d) *highly vulnerable aquifers*;
- e) lakes and kettle lakes;
- f) permanent and intermittent streams;
- g) seepage areas and springs;
- h) *significant groundwater recharge areas*;
- i) *significant* surface water contribution areas;
- j) water tables; and,
- k) *wetlands*.

13.10.2 *Development or site alteration* will not be permitted in the water resource system unless it can be demonstrated, to the satisfaction of the Town and relevant approval authorities, that it will not have *negative impacts* on:

- a) the quantity and quality of water in *key hydrologic areas, key hydrologic features*, sensitive surface water features, and sensitive groundwater features;
- b) the hydrologic functions of *key hydrologic areas, key hydrologic features*, sensitive surface water features, and sensitive groundwater features;
- c) the interaction and *linkage* between *key hydrologic areas, key hydrologic features*, sensitive surface water features, and sensitive groundwater features and other components of the Natural Environment System;
- d) the natural hydrologic characteristics of watercourses such as base flow, form and function, and *headwater* drainage areas;
- e) natural drainage systems and *shoreline* areas; and,
- f) flooding or erosion.

13.10.3 Mitigative measures and/or alternative *development* approaches may be required to protect, improve, or enhance the water resource system. The Town or the

Conservation Authority may require establishment of appropriate *development* conditions and monitoring programs through the *development* approval process.

- 13.10.4 *Highly vulnerable aquifers* are shown on Schedule D4a, Highly Vulnerable Aquifers. Land uses that are considered to be a high risk to groundwater within areas of *highly vulnerable aquifers* will be required to implement best management practices including requiring the submission of a *contaminant management plan*, prepared to the satisfaction of the Town and relevant approval authorities, as a condition of *development* approval.
- 13.10.5 *Significant groundwater recharge areas* are shown on Schedule D4b, Significant Groundwater Recharge Areas. New *development* in *significant groundwater recharge areas* will implement *low impact development* and *green infrastructure stormwater* practices to maintain pre-*development* recharge rates to the greatest extent feasible in accordance with applicable provincial and Town requirements.
- 13.10.6 Outside of *settlement areas*, proposals for large-scale *development* proceeding by way of secondary plan, plan of subdivision, vacant land plan of condominium or site plan may be permitted within a *key hydrologic area* where it is demonstrated through a hydrologic evaluation, prepared to the satisfaction of the Town and relevant approval authorities, that the hydrologic functions, including the *quality and quantity* of water, of these areas will be protected and, where possible, enhanced or restored through:
- a) the identification of planning, design, and construction practices and techniques;
 - b) meeting other criteria and direction set out in a *watershed plan* or local *subwatershed* studies if applicable; and,
 - c) meeting any applicable Provincial standards, guidelines, and procedures.

13.11 Feature-specific Policies

13.11.1 Fish Habitat

- a) *Development* or *site alteration* will not be permitted in *fish habitat* except in accordance with Federal and Provincial requirements. To determine whether *fish habitat* is present, proponents of *development* or *site alteration* will be required to screen for the presence of *fish habitat* to the satisfaction of the Town.
- b) If *fish habitat* is determined to be present, a *fish habitat* assessment undertaken by a qualified professional will be required for *development* or *site alteration* within or adjacent to *fish habitat*. *Development* or *site alteration* may be exempt

from this requirement provided that the *development* satisfies Federal and Provincial requirements or has been specifically authorized by the appropriate approval authority.

13.11.2 Habitat of Endangered Species and Threatened Species

- a) *Development or site alteration* will not be permitted in *habitat of endangered species and threatened species*, except in accordance with Provincial and Federal requirements.
- b) Where the potential for the *habitat of endangered species and threatened species* is identified, the Provincial Ministry with jurisdiction will be contacted by the proponent for technical advice and to delineate and confirm the presence of habitat.
- c) In order to determine the presence of, and to assess the, impacts that proposed *development* and activities may have on the *habitat of endangered species and threatened species*, a site assessment by a qualified professional is required to be completed using accepted protocols. The assessment will identify whether the habitat is present and whether the proposed activities will have any impact on *endangered species and threatened species* or their habitat. The site assessment may be combined with a broader *environmental impact study*. The Province should be contacted for further direction regarding site-specific proposals.
- d) It is the responsibility of the proponent to work directly with the Province to determine that the *Endangered Species Act* has been, or will be, complied with, to the satisfaction of the Town.

13.11.3 Aquatic Species at Risk

- a) In accordance with applicable Federal or Provincial requirements, where *development or site alteration* is proposed that could have an impact on aquatic species at risk an *environmental impact study* will be required to demonstrate that:
 - i) all reasonable alternatives have been considered to reduce and minimize impacts to natural features and *ecological functions*, and the best solution has been adopted; and,
 - ii) the proposed *development or site alteration* activities will not jeopardize the survival, recovery and *conservation* of species at risk protected in Schedule 1 of the *Species at Risk Act*, including their residences and critical habitat.

13.11.4 Woodlands

- a) For the purposes of implementing this Plan, *woodlands* include plantations, and they are required to be evaluated in accordance with the criteria in Table 1 of the Region of Peel Official Plan. In this regard, plantations will be identified as a Core Area *woodland* if they are a naturalized plantation, and they meet one or more criteria for Core Area *woodland* in Table 1 of the Region of Peel Official Plan. For the purpose of measuring *woodland* patch size when *woodlands* contain Core Area *woodland* and non-Core Area plantation communities, patch size will be measured to include all contiguous *woodland* communities.
- b) The following plantations are excluded as Core Area *woodlands* and *significant woodlands*:
 - i) plantations managed for production of fruits, nuts, Christmas trees, nursery stock or other similar agroforestry type uses;
 - ii) plantations managed for tree products with an average rotation of less than 20 years (e.g., hybrid willow or poplar); or,
 - iii) plantations established and continuously managed for the sole purpose of complete removal at rotation, as demonstrated with documentation acceptable to the Region or Town, without a *woodland* restoration objective.
- c) In addition to the above, *woodlands* may be excluded as a Core Area *woodland* or a *significant woodland* if they are treed communities that are dominated by invasive non-native tree species such as buckthorn (*Rhamnus* species), Norway maple (*Acer platanoides*), or others deemed to be highly invasive (such as Black Locust), that threaten the *ecological functions* or biodiversity of native communities. Such exceptions should be supported by site-specific studies that consider:
 - i) the degree of threat posed;
 - ii) any potential positive and/or *negative impact* on the *ecological functions* or biodiversity of nearby or adjacent native communities; and,
 - iii) the projected natural succession of the community.
 - iv) Communities where native tree species comprise approximately 10 percent or less of the tree crown cover and approximately 100 or fewer stems of

native tree species of any size per hectare would also be candidates for exclusion.

- d) *Development* and *site alteration* may be considered in *woodlands* that are not Natural Features and Areas or Supporting Features and Areas.
- e) For *woodlands* in the Greenbelt Plan Natural Heritage System, Niagara Escarpment Plan Area and Oak Ridges Moraine, *significant woodlands* will be identified in accordance with the applicable policies and technical manuals.

13.11.5 The *ecological functions* of some *significant woodlands* or other *woodlands* in the Urban System may be substantially compromised as a result of prior land use activity and as a result would be difficult to restore and/or manage as a native *woodland* in an urban setting. In these circumstances, consideration can be given to reclassifying all or a portion of such a *significant woodland* or other *woodland* as a cultural and regenerating *woodland*. A *significant* or other *woodland* can be classified as a cultural and regenerating *woodland* if all of the following are met:

- a) the *woodland* is less than two hectares in size;
- b) the removal of a portion of *woodland* will not result in a *negative impact* to the *ecological functions* of the remaining portion;
- c) there are no other important *ecological functions* that the *woodland* provides (e.g., critical function zone for *wetlands*, etc.);
- d) the *woodland* is not identified as another component of the natural environmental system (e.g., *significant wildlife habitat, linkage, enhancement area, buffer*);
- e) the canopy is dominated by invasive, non-native species including, but not limited to: Norway Maple, Manitoba Maple, Siberian Elm, Scots Pine, European Buckthorn, White Mulberry, Tree-of-heaven, Apple, Black Locust and White Poplar, or any combination thereof;
- f) the area was not treed approximately 25 years ago as determined through air photo interpretation or other suitable techniques;
- g) the soil is deemed to preclude the *development* of a native *woodland*; for example: soil that is degraded, soil that is compacted, the topsoil has been removed, soil displaying substantial erosion from over-use and/or the *woodland* is regenerating on fill or spoil that was introduced to the site;

- h) there is limited ability to maintain or restore self-sustaining *ecological functions* typical of native *woodlands*; and,
- i) the *woodland* provides limited social values (e.g., does not contain sanctioned trails, nor currently provides organized research or educational opportunities).

13.11.6 If it has been determined, through the completion of an *environmental impact study*, that a *woodland* has met all of the criteria in Policy 13.11.5. to be reclassified as a cultural and regenerating *woodland* to the satisfaction of the Town, the removal of the treed area, or a portion thereof, may be permitted subject to preparing a *woodland* enhancement plan that demonstrates an enhancement in *woodland* area is achieved, either on the same property or in a reasonable proximity.

13.12 General Policies

13.12.1 Components of the Natural Environment System

- a) Where through the review of an application for *development* or *site alteration*, or through the completion of a local *subwatershed* study, it is found that there are features or components of the Natural Environment System or related ecological and/or hydrologic functions that have not been adequately mapped, evaluated, or protected, the applicant will have an evaluation prepared by a qualified professional in consultation with the Town and, where appropriate, the Conservation Authority. If the evaluation finds one or more natural features and areas, *key natural heritage features*, or *key hydrologic features*, the policies of this Plan will be applied to the lands under application as appropriate.

13.12.2 Changes to the Limits or Classification of Individual Features and Areas

- a) Changes to the limits or classification of individual features or areas of the identified Natural Environment System may be considered through the submission of an *environmental impact study* and/or hydrologic evaluation, submitted in association with a *Planning Act* application, and based on terms of reference approved by the Town, in accordance with the policies of this Plan, and in consultation with the Conservation Authority as appropriate. If the change to the limit or classification of an individual feature or component of the Natural Environment System identified can be justified to the satisfaction of the Town in accordance with the policies of this Plan, an amendment to this Plan will not be required.
- b) Changes to the limit or classification of individual features of the Natural Environment System identified through Provincial criteria requires approval from

the Province. If the change to the limit or classification of an individual feature has been approved by the Province, an amendment to this Plan will not be required.

- c) Notwithstanding Policy 13.12.2 b), the limits of the Provincial *natural heritage system* can only be refined through the completion of a municipal comprehensive review.
- d) Where lands are mapped or identified as two or more features or components of the Natural Environment System, the policies which provide the highest level of environmental protection will apply in the event of any conflict.

13.12.3 Consideration of Cumulative Impacts

- a) The consideration of cumulative impacts will be required through the preparation of *environmental impact studies*.
- b) Cumulative impacts will be assessed on the base conditions that existed from the time the approval authority first requires impact studies to be completed.
- c) Where *development* or *site alteration* applications are considered, the proponent will be required to provide an overview of previous studies as provided by the approval authority (if available), related to *development* impacts on the same or adjacent feature as it relates to impacts on the *natural heritage system* and the water balance of features.
- d) In addition to the above, any assessment of impact must include a description of cumulative impacts that have occurred prior to the impact assessment being undertaken.

13.12.4 Transfer of Components of the Natural Environment System into Public Ownership

- a) The Town may work with other public agencies and/or non-profit land trust organizations to develop and implement a land securement strategy that would result in the transfer of private lands with natural *heritage attributes*, and lands with the potential to be restored, into public ownership. Such lands may be considered for integration into the Town's parks and open space system.
- b) Where deemed appropriate by the Town, gratuitous conveyance of all lands with natural *heritage attributes* will be required through the *development* approval process.

- c) Arrangements for the gratuitous conveyance of *key natural heritage features*, *key hydrologic features* and/or natural features and areas into public ownership, where feasible will be undertaken before or concurrent with the approval of *development* applications through the *development* approval process.
- d) When *woodlands* are being conveyed to the Town, a Woodland Management Plan shall be prepared according to Town guidelines and submitted for approval. Additionally, actions identified in the plan that are the responsibility of the applicant shall be implemented prior to conveyance of the lands. In general, the plan will identify actions to be undertaken to address hazards and to enhance and ensure the long-term health of the *woodland* such as hazard tree removal, invasive species management and native plantings.

13.12.5 Agricultural Uses

- a) Nothing in this Plan is intended to limit the ability of legally established *agricultural uses* to continue in accordance with *normal farm practices* in areas that are the site of a *key natural heritage feature*, *key hydrologic feature* or other natural feature and area.

13.12.6 Lot Creation

- a) Where *development* or *site alteration* is proposed within or adjacent to *significant* natural heritage features and areas, *key natural heritage features* or *key hydrologic features*, new lots will not be created that would fragment a natural feature or area, *key natural heritage feature*, or *key hydrologic feature*, unless undertaken as part of a partial taking and conversion to public ownership for *conservation* benefit by a public agency such as a Conservation Authority. The lands to be retained in the Natural Environment System will remain in a natural state. The natural feature and any required *buffer* or *vegetation protection zone* will be maintained in a single block and zoned to protect the natural features and its *ecological functions*.

13.12.7 Natural Features That Have Been Disturbed

- a) Where a feature outside of the Urban System was identified as a *significant woodland* or other *woodland* as of the date of approval of this Plan, and no longer meets the definition of *significant woodland* or other *woodland* because of either a natural or anthropogenic disturbance, the feature will retain its status as either a *significant woodland* or other *woodland* and the policies of this Plan will continue to apply.

- b) Where a Natural Feature and Area, *key natural heritage feature*, *key hydrologic feature*, or Supporting Feature and Area has been removed without authorization in advance of making, or prior to approval of, an application for *development* or *site alteration*, Town staff will use all available information to determine the limit and classification of the feature that existed, and restoration of the feature will be required through the approval of the application for *development* or *site alteration*.

13.12.8 Enhancements to the Natural Environment

- a) The Town supports enhancements to the Natural Environment System to support *ecological functions* and improve *ecological integrity* of the Natural Environment System. Enhancements can be as a result of a range of specific actions being undertaken by a landowner, developer, or public agency.
- b) Where the preparation of a local *subwatershed* study or an *environmental impact study* is required, the study will demonstrate how enhancements to *ecological function*, *ecological integrity*, or biodiversity of the Natural Environment System can be achieved, and will be implemented, through for example:
 - i) increases in the spatial extent of a feature or features;
 - ii) increases in biological and habitat diversity;
 - iii) enhancement of ecological system function;
 - iv) enhancement of *wildlife habitat*;
 - v) enhancement or creation of *wetlands*, water systems or *woodlands*;
 - vi) enhancement of riparian corridors;
 - vii) enhancement of ecological services;
 - viii) enhancement of groundwater recharge areas; and,
 - ix) establishment or enhancement of *linkages* or connectivity between *key natural heritage features*, and/or natural features and areas.

13.12.9 Native and Non-Native Species

- a) The Town requires individuals and agencies to use native species when planting within the Natural Environment System or contiguous to elements of the Natural

Environment System. To provide guidance, the Town may prepare a list of non-native species considered invasive and unsuitable for such use and/or a list of adequate native species.

- b) The Town, as a condition of *development* approval, will require the planting of appropriate native species as conditions of *development* and *site alteration* applications.

13.12.10 Factors to be Considered when Reviewing Site Plans or Community Planning Permits in the Natural Environment System

- a) Where site plan control or a community planning permit is required for *development* in the Natural Environment System, the following matters will be addressed as applicable:
 - i) appropriate location of buildings, structures and sewage disposal systems;
 - ii) retention or restoration of a natural vegetative *buffer* to prevent erosion, siltation and nutrient migration;
 - iii) maintenance or establishment of native tree cover and vegetation on the lot as terrain and soil conditions permit;
 - iv) appropriate location and construction of roads, driveways and pathways, including the use of permeable materials;
 - v) the use of appropriate soils for on-site sewage systems;
 - vi) implementation of *stormwater* management and construction mitigation techniques with an emphasis on lot level controls, *low impact development* practices and a treatment train approach to promote filtration, infiltration and detention, which may include proper re-contouring, discharging of roof leaders, use of soak away pits, other measures to promote infiltration, and silt fencing for temporary sediment control;
 - vii) the establishment of dark sky compliant lighting from all structures with full cut-off fixtures being required to minimize light spillage into the surrounding environs, while maintaining safety; and,
 - viii) securities and processes to ensure implementation and long- term monitoring and compliance with site plan agreements and/or other agreements if required.

13.12.11 Environmental Impact Studies

- a) Where the policies of this Plan require that an *environmental impact study* be prepared, such an *environmental impact study* will be prepared in accordance with the requirements of this section of the Plan.
- b) Prior to preparing an *environmental impact study*, proponents will submit an associated Terms of Reference, to the satisfaction of the Town
- c) An *environmental impact study* required by the policies of this Plan will be submitted with the *development* application and will be prepared and signed by a qualified person in accordance with relevant *environmental impact study* guidelines in addition to the relevant policies of this Plan.
- d) An *environmental impact study* will include a detailed inventory of the on-site conditions, including detailed inventory and ecological land classification mapping of vegetation communities, and inventories for natural features and species using accepted methods, criteria, and survey protocols undertaken at the appropriate time of year. This inventory and characterization will extend to *adjacent lands*, with field surveys undertaken where permission to enter is granted.
- e) The approval authority may scope or waive the requirement for an *environmental impact study* to support a *development* proposal within or adjacent to *key natural heritage features*, *key hydrologic features* and/or natural features and areas if, in the opinion of the approval authority the proposed *development* is minor and is not anticipated to have a *negative impact* on the *key natural heritage feature*, *key hydrologic feature* and/or natural feature and area or its *ecological functions* or if the policies of this Plan provide an exception to the submission of an *environmental impact study* related to the *key natural heritage feature*, *key hydrologic feature* and/or natural feature and area.
- f) The approval authority, in consultation with the appropriate Conservation Authority as appropriate, must be satisfied with an *environmental impact study* prior to the granting of *development* approvals. The recommendations of an *environmental impact study* will be implemented through official plan amendments, zoning by-laws, subdivision conditions, site plan control, and/or applicable regulations.
- g) The approval authority may require an independent peer review of an *environmental impact study*, with the costs to be borne by the applicant.

- h) The purpose of an *environmental impact study* is to:
- i) collect and evaluate the appropriate information in order to have a complete understanding of the boundaries, attributes and functions of *key natural heritage features*, *key hydrologic features* and natural features and areas and associated ecological and hydrologic functions that exist on the subject lands and/or *adjacent lands*;
 - ii) determine whether there are any additional *key natural heritage features*, *key hydrologic features* and/or natural features and areas on the subject lands and nearby lands and that meet the accepted criteria established by the Province, as amended from time to time;
 - iii) undertake a comprehensive impact analysis to determine whether the proposed *development* and/or *site alteration* will have a *negative impact* on *key natural heritage features*, *key hydrologic features* and/or natural features and areas and their *ecological functions*;
 - iv) propose appropriate mitigation measures or revisions to the proposed *development* and/or *site alteration* to reduce or avoid *negative impacts*;
 - v) clearly articulate any *negative impacts* that cannot be avoided or mitigated;
 - vi) where appropriate, recommend monitoring provisions to evaluate the long-term effectiveness of the identified mitigation measures;
 - vii) demonstrate that the proposed *development* and/or *site alteration* supports the Town's objectives for the Natural Environment System; and,
 - viii) demonstrate that the proposed *development* and/or *site alteration* conforms to the policies of this Plan.
 - ix) identify and assess cumulative impacts.

13.13 Transition and Implementation

13.13.1 Effective date of policies on the Natural Environment System

- a) Once the policies in this Plan on the Natural Environment System have been approved in accordance with the *Planning Act*, all subsequent *Planning Act* decisions will conform to this Plan, unless this Plan explicitly states otherwise.

13.13.2 Approved Studies and Existing Development Approvals

- a) Where a site plan pursuant to Section 41 of the *Planning Act* has been approved, that approval can be implemented in accordance with the Provincial, Regional and Town policies that existed when the site plan was approved.
- b) Where an *environmental impact study* or similar study has been formally accepted by the Town, but the application for *development* or *site alteration* has yet to be approved, the application may be approved in accordance with the approved study as long as the study remains valid in accordance with the Town's Environmental Impact Study terms of reference.
- c) Where lands have been draft approved for *development* by way of plan of subdivision or plan of condominium in a *settlement area*, that approval can be implemented in accordance with the Provincial, Regional and Town policies that existed when the lands were draft approved and any conditions that were established at the time of approval.
- d) If a draft plan approval is proposed to be extended, the Town may review the findings and recommendations made in the studies that supported the initial draft plan approval and may request that the studies be updated to determine if changes to the layout of the draft plan and/or any of the conditions need to be made before the extension request is granted.
- e) If a draft plan approval lapses and is not reinstated, or is withdrawn, any subsequent application will conform to this Plan.
- f) Where major modifications to a draft plan are proposed, the revised draft plan will be designed to reduce impacts on the Natural Environment System.

13.13.3 Ongoing and Approved Secondary Plans

- a) Where a secondary plan has been approved after date of approval of this Plan those portions that are not subject to a draft approved plan of subdivision or plan of condominium will be approved in accordance with the approved mapping and policies of the secondary plan.
- b) Where a secondary plan was approved prior to date of approval of this Plan those portions that are not subject to a draft approved plan of subdivision or plan of condominium will be subject to the mapping and policies of this Plan. In this regard, conformity can be demonstrated through an update to the secondary plan

or through the approval of individual plans of subdivision or plans of condominium, as determined appropriate by the Town.

- c) For secondary plans in process, the mapping and policies of this Plan will be considered in the work program and official plan amendment process to the satisfaction of the Town.

13.13.4 Previous Site-Specific Approvals in the Greenbelt Plan Area

- a) Where the Town Official Plan was amended prior to December 16, 2004 to specifically designate land use(s), this approval may continue to be recognized through any further applications required under the *Planning Act* or the *Condominium Act, 1998* to implement the official plan approval, and provided these additional approvals are required to implement the initial decision, these further approvals are not required to conform with the Greenbelt Plan.
- b) Where a zoning by-law was amended prior to December 16, 2004, to specifically permit land use(s), this approval may continue to be recognized through any further applications required under the *Planning Act* or the *Condominium Act, 1998* to implement the use permitted by the zoning by-law are not required to conform to the Greenbelt Plan.

13.13.5 Incorporating the Natural Environment System into the Zoning By-Law

- a) The Town will incorporate the mapping and policies of the Natural Environment System in the implementing zoning by-laws in a manner that implements this Plan.
- b) Where an individual feature or component of the Natural Environment System includes a *vegetation protection zone* or a minimum *buffer*, both will also be zoned in a manner that implements this Plan.

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14. PARKS AND OPEN SPACE

Parks and open spaces strengthen communities and make Caledon a more attractive place to live and work by providing opportunities for social interaction, recreation, community programming, and improving our physical and psychological health. Parks and open spaces also provide for biodiversity and clean air and help to support climate change mitigation and adaptation. They also provide connections to the Town's Natural Environment System.

The lands designated Parks and Open Space on Schedule B4, Land Use Designations, and Schedule D8, Parks and Open Space, form the basis of the Town's public and private parks and open space network. Additional lands will be designated for parks and open spaces within secondary plans.

Chapter 10, Public Service Facilities, of this Plan also allows for public parks in other land use designations subject to the criteria set out in Policy 10.2.7. It also provides policies for school sites.

14.1 Objectives

The planning objectives for parks and open space are as follows:

- a) plan, develop and maintain a well-connected, cohesive and publicly *accessible* system of parks, open spaces, trails and community facilities that provide a range of multi-seasonal recreational, leisure and social opportunities for people of all ages, abilities and interests;
- b) contribute to the sense of place and identity of the Town by celebrating its unique geographies and landscapes, while also contributing to the economic and tourism policies of this Plan;
- c) support, where appropriate, other agencies and recreation organizations in establishing or enhancing a well-connected system of parks and open spaces within Caledon and beyond;
- d) reduce identified parkland deficiencies, where feasible;
- e) avoid, minimize or mitigate the potential *negative impact* of recreational activities on the *natural heritage system*, where feasible;

- f) connect and enhance natural heritage features and *linkages* within lands designated Parks and Open Space and existing or planned trail systems, cycling routes and walkways, in accordance with the policies of this Plan;
- g) integrate publicly and privately owned Parks and Open Space lands, where appropriate;
- h) provide for uses that reflect the capacity of Parks and Open Space lands for public use; and,
- i) minimize the impact of *active recreation* uses on adjacent land uses, where feasible.

14.2 Permitted Uses

14.2.1 The following uses may be permitted in the Parks and Open Space designation:

- a) legally existing uses;
- b) *active recreational* uses;
- c) recreational resorts including ski clubs,
- d) *community facilities*;
- e) activities associated with approved forest management or *environmental management plans*;
- f) cemeteries;
- g) fairgrounds
- h) golf courses;
- i) *passive recreational* uses;
- j) public uses, including public parks, public squares, or community gardens;
- k) *conservation* areas;
- l) public *infrastructure*;
- m) trails;

- n) uses, buildings and structures that are *accessory* to the permitted uses listed above; and,
- o) environmental restoration.

14.2.2 On lands designated Parks and Open Space that are also subject to the Oak Ridges Moraine Conservation Plan, permitted uses will be in accordance with the Oak Ridges Moraine Conservation Plan.

14.3 General Policies

- 14.3.1 The precise distribution of all park classifications will be determined in secondary plans, tertiary plans, or other planning programs in accordance with the policies of this Plan. District and Community Parks and other open spaces are shown on Schedule D8, Parks and Open Space.
- 14.3.2 The Parks and Recreation Master Plan, or equivalent, will provide more detailed direction on developing a comprehensive recreational system, including public facility needs and programming to support the recreation policies of this Plan and to advance the priorities of the Resilient Caledon Plan.
- 14.3.3 The Town recognizes the significance of existing Provincial Parks, open space and trail systems and will endeavour to protect, connect, and enhance these systems where feasible.
- 14.3.4 The *development* of community *infrastructure* and facilities required to support recreational opportunities within the Town's parks and open space system will be undertaken in a manner that protects and enhances any adjacent natural heritage features and functions.
- 14.3.5 Parks and recreational facilities will be designed to contribute to quality of life and respond to climate change.
- 14.3.6 Town parkland will be acquired and conveyed in accordance with the implementation policies in Part G, Section 26.2, Parkland. There is no requirement or expectation that privately owned lands within the Parks and Open Space designation will come into public ownership.
- 14.3.7 The implementing zoning will provide separate zone categories and appropriate regulations based on the policies of this Plan for:

- a) existing and planned Town parkland and open spaces, including privately owned publicly *accessible* spaces included as part of a parkland contribution calculation;
- b) other existing and planned public parks and open spaces (e.g., *conservation* areas);
- c) existing private open spaces, such as golf courses and fairgrounds; and,
- d) public and privately owned cemeteries.

14.3.8 The Town may prioritize linking recreational opportunities between the Oak Ridges Moraine, the Niagara Escarpment and the Humber River, Credit River and Etobicoke Creek *watersheds* when planning for recreational opportunities.

14.3.9 Scenic vistas and distinctive *landform features* that contribute to the unique geography and character of the Town should be maintained and enhanced within the Parks and Open Space designation.

14.3.10 Parks and Open Space lands should be integrated with adjacent *development* areas to provide for a range of active and *passive recreational* opportunities year-round for people of all ages, abilities and interests.

14.3.11 Parks and Open Space lands will provide for active and *passive recreational* opportunities that do not have a *negative impact* on natural heritage features or their related ecological function.

14.3.12 Community centres and recreation facilities should be located at the terminus of primary streets and areas that can be seen from multiple directions to create community landmarks and enhance sightlines.

14.3.13 Consultation, partnerships and collaboration with Indigenous communities will be encouraged in the planning, design and *development* of new or expanded parks and open spaces.

14.4 Park Planning and Design

14.4.1 Parks will be comprised of parkland and trails that provide active and/or *passive recreational* opportunities.

14.4.2 Parkland will be planned:

- a) as a focal point for recreational, leisure and social opportunities by being located central to the area or community they service;

- b) in a manner that prioritizes street frontage for visibility from the *public realm* to promote *accessibility* and safety, and avoids locations to the rear of adjacent properties and uses;
- c) to be *accessible* by pedestrian, cyclists, transit and motor vehicles, as appropriate;
- d) to contribute to the Town's inter-connected system of open spaces that includes parkland, open space and natural areas; and,
- e) to incorporate climate change adaptation opportunities as appropriate.

14.4.3 Further to Chapter 10, Public Service Facilities, with respect to parks and school sites:

- a) Parks should be located adjacent to school sites and trail connections should be provided to maximize pedestrian access to parks and school sites.
- b) Joint use parks and school sites will be encouraged.
- c) Minor adjustments to the size and location of a park are permitted subject to Council approval without an amendment to this Plan, provided that the goal of achieving a consolidated park/school site is maintained.

14.4.4 Parkland Design

- a) Further to Chapter 7, Design, of this Plan, lands designated Parks and Open Space will be designed to:
 - i) provide equal opportunity for recreation, exercise, social interaction and leisure by enabling the participation of people of all ages, abilities and interests;
 - ii) accommodate a range of active and *passive recreational* activities that reflect the classification and intended function of the parks in accordance with the policies of this Plan;
 - iii) integrate into the fabric of the surrounding community by walkways or open space connections to adjacent facilities, neighbourhoods, natural areas and existing and planned trail systems and cycling routes;
 - iv) incorporate high quality public amenities that enhance the user experience and provide opportunities for year-round use;

- v) maximize the *urban forest* and integrate *green infrastructure* to address the impacts of climate change and extreme weather events through features such as shade trees and structures, *low impact development* measures, permeable surfaces, flood protection, cooling stations, splash pads, wading pools and water fountains;
- vi) protect and enhance the Natural Environment System within and adjacent to parks, including the planting and maintenance of native species;
- vii) promote public safety and implement the principles of Crime Prevention Through Environmental Design (CPTED) through park size, visibility, orientation, configuration and the location of park amenities and facilities;
- viii) incorporate *cultural heritage resources* and celebrate and/or acknowledge Indigenous placemaking, knowledges, and histories through public art and other commemorative opportunities.

14.5 Parks Hierarchy

14.5.1 This Plan sets out a hierarchy of parks that are differentiated primarily on the basis of function, size, amenity and population served. The hierarchy consists of:

- a) Urban Squares/Parkettes
- b) Privately owned Parks;
- c) Neighbourhood Parks;
- d) Community Parks; and,
- e) District/Special Purpose Parks.

14.5.2 Urban Squares are publicly *accessible* with sitting areas and shade trees that allow for passive use, special events and social interaction. They are often predominantly hard-surfaced and are smaller in scale than Neighbourhood Parks. The following site criteria will be considered in the provision of a Urban Squares:

- a) Urban Squares include Parkettes.
- b) Parkettes will have a size of 0.8 hectares or less.
- c) Parkettes will have a servicing catchment of 400 metres and serving 1000 to 2000 residents.

14.5.3 Neighbourhood Parks will cater to the needs and interests of the residents living within their general vicinity for both organized and unorganized leisure activities.

Neighbourhood Parks contain a mixture of passive areas, low to intermediate sports facilities, informal and formal play areas, and seating areas with shade. The following site criteria will be considered in the provision of a Neighbourhood Park:

- a) an area range of 1.0 to 2.0 hectares to accommodate a variety of outdoor recreation activities;
- b) a central location within the neighbourhood with a service catchment of 800 metres, serving 4,000 to 5,000 residents and is unobstructed by major barriers, such as wide or busy roads, rail lines or corridor fences;
- c) contains adequate street frontage for visibility and safety and is not adjacent to the residential rear yards;
- d) can be linked, where feasible, to the trail network; and,
- e) contains unencumbered tableland and is well drained.

14.5.4 The Town may permit a Neighbourhood Park less than 0.8 hectares in limited circumstances including neighbourhood inconvenience, an absence of activity opportunities, a shortage of open space alternatives, or where there is a specific urban design or community building objective. In such circumstances, all other provision standards for a Neighbourhood Park should be achieved.

14.5.5 Community Parks are a focus for *active recreation* and are centrally located within a Village or *settlement area*. These parks typically contain high quality lit and irrigated playing fields for organized sports, splash pads, hard courts. The following site criteria will be considered in the *development* of a Community Park:

- a) an area range of of 4.0 to 15 hectares to accommodate a variety of outdoor recreation activities.
- b) a location that is a highly visible focal point for the community, generally located at an intersection of public streets with significant street frontages and *accessible* by public transit;
- c) is well drained and contains unencumbered tableland to accommodate the needs of the *active recreation* facilities that may include high quality lit and and irrigated sports fields;

- d) can accommodate sufficient parking and washroom facilities to meet the anticipated demand of park users;
- e) is located adjacent to a school site, where feasible and desirable;
- f) can be linked to the trail network, where feasible; and,
- g) serve a catchment of approximately 15,000 to 20,000 residents.

14.5.6 District/Special Purpose Parks are multi-purpose parks, 20 hectares or larger in area, which serve the entire Town and offer a specialized service. They are designed as destination parks that attract sport tournaments and events. This classification applies to community centres, village centres, arenas, pools, specialty parks and multi-field sport parks. The following site criteria will be considered in the *development* of a District/Special Purpose Park:

- a) a location that is a highly visible focal point for the community, generally located at an intersection of public streets with significant street frontages and *accessible* by public transit;
- b) can accommodate multi-field facilities, including high quality lit and irrigated sport fields;
- c) can accommodate sufficient parking and washroom facilities to meet the anticipated demand of park users; and, can be linked or integrated into the trail network, where feasible.

14.5.7 To maintain, establish and promote a connected system of a publicly *accessible* parks and open space system, the Town will establish connections between Town owned parkland and facilities that are operated by other agencies or private organizations.

14.6 Privately Owned Publicly Accessible Spaces

Privately owned publicly *accessible* spaces contribute to the *public realm* but remain privately owned and maintained. They do not replace the need for new public parks and open spaces. However, Part G, Section 26.2, Parkland, addresses the potential for privately owned publicly *accessible* spaces to be included as part of a parkland contribution calculation.

14.6.1 Privately owned publicly *accessible* spaces provided through *development* will:

- a) be sited in prominent, highly visible and publicly *accessible* locations on public street frontages;

- b) be designed to be seamlessly integrated and connected to the broader *public realm*;
- c) be designed and programmed for users of a variety of ages and abilities to serve the local population;
- d) include amenity areas, seating, public art, landscaping and *stormwater* capture, where appropriate, as determined through the *development* review process; and,
- e) have signage to identify the space as being publicly *accessible*, in compliance with the Town's Sign By-law.

14.6.2 Small-scale, short-term commercial uses or vendors may be permitted to animate a privately owned publicly *accessible* space, subject to Town by-laws.

14.6.3 The Town may enact a by-law and establish procedures and design standards for privately owned publicly *accessible* spaces to address matters including *accessibility*, materials, maintenance, safety and liability.

14.7 Cemeteries

Cemeteries can be designed to contribute space and multi-purpose landscape features to parks and open space networks that complement the surrounding community. The sizeable and permanent land requirements associated with cemeteries and the benefits they offer when effectively integrated as part of the urbanized community make it necessary to proactively plan long-term for their land use when establishing emerging *development* areas.

14.7.1 The Town will:

- a) consider the long-term planning for new and expanded cemeteries in Caledon;
- b) ensure that new and expanded cemeteries be effectively and accessibly integrated into Caledon's future urban *development* areas, and *rural areas*, to the benefit of the community as a whole;
- c) promote new and expanded cemeteries as part of place making through enhanced connectivity with *passive recreational* and open space uses;
- d) recognize the cultural heritage significance, future opportunities and maintenance requirements for all scale of cemeteries in Caledon; and,

- e) undertake a cemetery needs assessment, develop and adopt a resulting Cemetery Plan, to clarify, strategize and address issues of long-term cemetery demand planning for the Town.

14.7.2 When considering applications for new cemeteries or the enlargement of existing cemeteries, the Town will have regard for the following matters, pursuant to the *Planning Act*, the *Funeral, Burial and Cremation Services Act*, the *Ontario Heritage Act*, and all other policies of this plan:

- a) the impact of traffic on surrounding properties and the transportation network;
- b) the appropriate limitation of access and egress points;
- c) the adequacy of parking and internal traffic circulation;
- d) the use of tree planting and landscaping, particularly encouraging the use of native species, to complement the plot plan, existing contours and the surrounding area;
- e) the provision of screening, where deemed appropriate;
- f) the soil and sub-soil conditions including drainage;
- g) natural heritage features, functions and *linkages* as well as environmental and ecosystem impacts;
- h) massing and the relationship of proposed buildings to each other and to adjacent roads and properties; and,
- i) the financial ability of the proponent to be able to provide perpetual care and maintenance so that the Town reduces the future possibility of having to assume an abandoned cemetery.

14.7.3 *Development* of new or expanded cemeteries will require a needs analysis, completed to the satisfaction of the Town, that takes into account established cemetery planning practices and factors that include:

- a) the availability of land within the Urban Areas to accommodate new cemetery *development*;
- b) the potential for existing cemetery sites in the Urban Areas to intensify and/or expand to satisfy future needs;

- c) the potential for other existing cemetery sites outside of the Urban Areas to intensify and/or expand to satisfy future needs;
- d) the impact of increasing cremation rates on the need for additional cemetery land;
- e) the demand for burial and cremation options based on the cultural and religious preferences of the existing and future population of the Town; and,
- f) the potential for establishing *linkages* between new or expanded cemetery *development* and existing or new parks network elements.

14.7.4 In order to manage land used for new and expanded cemetery *development*, applications will be supported by a site *development* plan that demonstrates how the cemetery will be designed to manage land consumption. In addition to the above:

- a) Traffic impact studies, environmental impact studies and hydrogeological assessments prepared in accordance with the policies of this Plan will be required;
- b) Opportunities to enhance *key natural heritage features*, *key hydrologic features* and other natural heritage features and areas will be explored to determine if the potential exists to enhance biodiversity and upgrade or maintain *linkages* as part of the larger natural heritage and *passive recreational* systems; and,
- c) If the lands under application are subject to the Niagara Escarpment Plan, Oak Ridges Moraine Conservation Plan or the Greenbelt Plan, the policies of those Provincial plans are required to be satisfied as well.

14.7.5 New cemeteries proposed in the *Prime Agricultural Area* designation will require an Amendment to this Plan. In considering such an application, it will be demonstrated that:

- a) alternative locations for the new cemetery have been evaluated and there are no reasonable alternative locations which avoid *Prime Agricultural Areas* and there are no reasonable alternative locations in *Prime Agricultural Areas* with lower priority agricultural lands;
- b) the geographic continuity of the *Prime Agricultural Area* designation and the functional and economic connections to the *agri-food network* will be maintained and enhanced;

- c) *negative impacts* on the *agricultural system* will be avoided, and if avoidance is not possible, minimized and mitigated and where mitigation is required, measures will be incorporated within the new cemetery as appropriate;
- d) *negative impacts* on the *agri-food network* are assessed, and if these impacts are unavoidable, the impacts will be minimized and mitigated to the extent feasible; and,
- e) the proposed use or expansion complies with applicable *minimum distance separation formulae*.
- f) a need for the proposed use, and for additional land to accommodate the proposed use have been identified within the planning horizon of this Plan.

14.7.6 The Town will continue to maintain abandoned cemeteries as required under the *Funeral, Burial and Cremation Services Act*.

15. SOURCE WATER PROTECTION

The quantity and quality of drinking water can be adversely affected by incompatible activities and land uses which have the potential to contaminate or reduce the supply of drinking water sources. The *Clean Water Act* provides a framework through which municipalities can protect existing and future sources of municipal drinking water and requires the preparation of source protection plans.

A source water protection plan is a *watershed*-based strategy containing policies which direct how the *quality and quantity* of municipal drinking water supplies will be protected. In the Town of Caledon, the Credit Valley – Toronto and Region – Central Lake Ontario (CTC), and South Georgian Bay – Lake Simcoe Source Protection Committees have led the preparation of source water protection plans, both of which apply to various portions of the Town.

In the Town of Caledon municipal drinking water supplies and provision are managed by the Region of Peel, with the Town of Caledon providing support in the implementation of the source protection plans through applicable land use planning policies that have been incorporated into the Town Official Plan. Source water protection plans are living documents that undergo frequent amendments because of the changes in drinking water systems, technical rule changes, and updates in technical studies. As a result, the source water protection policies of this Plan are to be read in conjunction with the source water protection plans. Source water protection plans take precedence over the policies of this Plan to the extent of any conflict.

15.1 Objectives

The planning objectives for source water protection are as follows:

- a) support a multi-barrier approach to protecting the quantity and quality of existing and future drinking water sources from incompatible land uses and significant drinking water threats;
- b) ensure that a drinking water threat activity ceases to be a significant drinking water threat or does not become a significant drinking water threat; and,
- c) collaborate with the Region of Peel and other applicable agencies to promote the stewardship of drinking water sources.

15.2 Mapping

- 15.2.1 *Wellhead protection areas* in Caledon are identified on Schedule D7, Wellhead Protection Areas.
- 15.2.2 Areas of high aquifer vulnerability in Caledon are identified on Schedule D6, Areas of High Aquifer Vulnerability, Oak Ridges Moraine.
- 15.2.3 *Significant groundwater recharge areas* and *highly vulnerable aquifers* in Caledon are identified on Schedule D4a, Highly Vulnerable Aquifers, and Schedule D4b, Significant Groundwater Recharge Areas.
- 15.2.4 *Issue contributing areas* in Caledon are identified on Schedule D7, Wellhead Protection Areas.

15.3 Wellhead Protection Areas and Issue Contributing Areas

- 15.3.1 *Development* and *site alteration* within a vulnerable area will be subject to study requirements for the assessment of potential threats to a municipal drinking water source, in accordance with applicable source protection plan requirements. These studies will determine whether *development* or *site alteration* will be restricted, prohibited or regulated.
- 15.3.2 *Wellhead protection areas*, and *issue contributing areas* in Caledon, will be protected and managed in a manner which ensures the sustained integrity of the groundwater resource.
- 15.3.3 All land uses, except residential land uses, will be designated as restricted land uses in accordance with Section 59 of the *Clean Water Act*, in all areas where drinking water threat activities are, or would be, a significant drinking water threat, for the purpose of implementing a Prohibition (*Clean Water Act*, Section 57) or a Risk Management Plan (*Clean Water Act*, Section 58) in accordance with the applicable source protection plan.
- 15.3.4 All applications for *development* and *site alteration* within a *wellhead protection area* or *issue contributing area* will be circulated to the Region of Peel Risk Management Official for review to determine whether Prohibition (*Clean Water Act*, Section 57) or Regulated Activities (*Clean Water Act*, Section 58), applies to the activity for which the land is to be used.

15.3.5 Applications for *development* and *site alteration* in a *wellhead protection area* or *issue contributing area* will be required to submit a source water disclosure report and Notice (*Clean Water Act*, Section 59) as part of a complete application, as required.

15.3.6 The following *development* or *site alteration* in *wellhead protection areas* and *issue contributing areas* will be prohibited or restricted where the *development* or *site alteration* is a significant drinking water threat, in accordance with the applicable source protection plan:

- a) waste disposal sites;
- b) septic systems;
- c) *stormwater management ponds*;
- d) sanitary sewers and related *infrastructure*;
- e) sewage treatment plants;
- f) parking lots, roadways and sidewalks;
- g) storage facilities for:
 - i) agricultural source material;
 - ii) non-agricultural source material;
 - iii) commercial fertilizers;
 - iv) pesticides;
 - v) road salt;
 - vi) snow storage;
 - vii) fuel;
 - viii) dense non-aqueous phase liquids (DNAPL);
 - ix) organic solvent; and,
- h) outdoor confinement or farm animal yard.

15.4 Credit Valley/Toronto and Region/Central Lake Ontario (CTC) Source Protection Plan Area Policies

15.4.1 Waste Disposal

- a) The use of land for the following types of waste disposal facilities will be prohibited in *wellhead protection areas A* and *B* with a vulnerability score of 10, *wellhead protection area E* with a vulnerability score of 9 and *issue contributing areas* for nitrates or pathogens where the use would be a significant drinking water threat:
 - i) storage, treatment, and discharge of tailings from mines;
 - ii) landfarming of petroleum refining waste;
 - iii) landfilling of *hazardous waste*;
 - iv) landfilling of municipal waste;
 - v) landfilling of solid non-hazardous industrial or commercial waste;
 - vi) *liquid industrial waste* injection into a well;
 - vii) storage of hazardous or *liquid industrial waste* at large facilities such as landfills and transfer stations; and,
 - viii) storage of wastes described in clauses (p), (q), (s), (t) or (u) of the definition of “*hazardous waste*”, or in clause (d) of the definition of “*liquid industrial waste*” at large facilities such as landfills and transfer stations in Section 1 of Regulation 347 (General – Waste Management) R.R.O. made under the *Environmental Protection Act*.

15.4.2 Stormwater Management

- a) The use of land for the establishment of a new *stormwater* management facility will be prohibited in *wellhead protection area A*, where the discharge, including infiltration, of *stormwater* to land or surface water would be a significant drinking water threat.
- b) The use of land for the discharge of *stormwater* to land or surface water from a *stormwater* management facility will be restricted in *wellhead protection area B* with a vulnerability score of 10, *wellhead protection area E* with a vulnerability score of 8 or greater, and in *issue contributing areas* for nitrates, pathogens or

chloride, where the activity would be a significant drinking water threat. The use of land for the discharge of *stormwater* will only be permitted if it has been demonstrated through an approved environmental assessment or similar planning process that the location of the discharge from a *stormwater* management facility is the preferred alternative and the safety of the drinking water system has been assured.

15.4.3 Sanitary Sewers and Related Pipes

- a) *Development* dependent on sanitary sewers and related pipes will be restricted in *wellhead protection area A*, *wellhead protection area B* with a vulnerability score of 10, and in *issue contributing areas* for nitrates or pathogens. New *development* dependent on sanitary sewers and related pipes will only be permitted where it has been demonstrated through an approved environmental assessment or similar planning process that the location of the sanitary sewer and related pipes is the preferred alternative, and the safety of the drinking water has been assured.

15.4.4 Storage of Sewage

- a) The use of land for the establishment of sewage storage facilities will be prohibited in *wellhead protection area A* with a vulnerability score of 10, *wellhead protection area E* with a vulnerability score of 9 or greater, and in *wellhead protection area E* in an *issue contributing area* for nitrates or pathogens, where the activity would be a significant drinking water threat.
- b) The use of land for the establishment of sewage storage facilities will be restricted in *wellhead protection area B* with a vulnerability score of 8 or greater, *wellhead protection area C* with a vulnerability score of 8, and *issue contributing areas* for nitrates or pathogens. The use of land for sewage storage facilities will only be permitted where it has been demonstrated through an approved environmental assessment or similar planning process that the location of the sewage storage facility is the preferred alternative, and the safety of the drinking water system has been assured.

15.4.5 Sewage Works

- a) *Development* dependent on the establishment of sewage works will be prohibited where the sewage works discharge would be a significant drinking water threat and the discharge is to surface water from:
 - i) combined sewer discharge from a *stormwater* outlet to surface water or sewage treatment plant bypass discharge to surface water in *wellhead*

protection area E with a vulnerability score of 8 or greater, and in *wellhead protection area E* in an *issue contributing area* for nitrates or pathogens;

- ii) industrial effluent discharges in *wellhead protection area E* with a vulnerability score of 8 or greater, and in *wellhead protection area E* in an *issue contributing area* for nitrates, pathogens or chloride; and,
- iii) sewage treatment plant effluent discharges including lagoons in *wellhead protection area A* and *B* with a vulnerability score of 10, *wellhead protection area E* with a vulnerability score of 8 or greater, and in a *wellhead protection area E* in an *issue contributing area* for nitrates or pathogens.

15.4.6 Road Salt

- a) New parking lots greater than 2000 square metres will be prohibited in *wellhead protection area A* not in an *issue contributing area* for sodium or chloride and new parking lots greater than 200 square metres will be prohibited in *wellhead protection area A* in an *issue contributing area* for sodium or chloride, where the application of road salt to parking lots would be a significant drinking water threat.
- b) A salt management plan will be required as part of a complete application in *wellhead protection area B* with a vulnerability score of 10, *wellhead protection area E* with a vulnerability score of 9 or greater, and in *issue contributing areas* for sodium or chloride, where the application of road salt is a significant drinking water threat.
- c) A salt management plan is encouraged as part of a complete application in all areas where the application of road salt would be a moderate or low drinking water threat, in *wellhead protection area A* with a vulnerability score of 10, *wellhead protection area B* with a vulnerability score of 10 or less, *wellhead protection area C*, *wellhead protection area D*, *wellhead protection area E* with a vulnerability score of 4.5 or greater and less than 9, and in *highly vulnerable aquifers*.
- d) Salt management plans will set out mitigation measures to minimize and reduce the use of salt including but not limited to the design of parking lots, roadways and sidewalks to avoid ponding of water, and directing *stormwater* discharge outside of vulnerable area where possible.

15.4.7 Water Quantity Threats – Water Taking

- a) New *development* will only be permitted in *wellhead protection area Q1*, if:

- i) the *development* does not require a new or amended permit to take water; or,
 - ii) a new or amended permit to take water is required that prior to final approval, the Ministry of Environment, Conservation and Parks has determined that the proposed taking will not become a significant drinking water quantity threat.
- b) *Settlement area* expansions will only be permitted in a *wellhead protection area* Q1 subject to a municipal comprehensive review where the applicable Provincial planning criteria have been met and the following has been demonstrated:
- i) the aquifer has sufficient capacity to *sustainably* provide municipal water services to the expanded *settlement area*;
 - ii) the expansion will not adversely impact the aquifer's ability to meet the municipal water supply requirements for current and planned service capacity, for other permitted takings, or for wastewater receiving bodies; and,
 - iii) the hydrologic integrity of municipal wells will be maintained.

15.4.8 Water Quantity Threats – Recharge Reduction

- a) New *development* or *site alteration* will only be permitted in *wellhead protection area* Q2, where a reduction of recharge to the aquifer is a significant drinking water threat by:
- i) requiring new *development* and *site alteration*, except *agricultural uses*, to implement best management practices such as *low impact development* with a goal to maintain pre-*development* recharge, when feasible;
 - ii) requiring that all site plan and subdivision applications for major residential, commercial, industrial and institutional *development* provide a water balance assessment to the satisfaction of the municipality, which addresses each of the following requirements:
 - the maintenance of pre-*development* recharge to the greatest extent feasible through best management practices such as *low impact development*, minimizing *impervious surfaces*, and lot level infiltration;
 - where pre-*development* recharge cannot be maintained on site, implement and maximize off-site recharge enhancement within the same

wellhead protection area Q2 to compensate for any predicted loss of recharge from the *development*;

- for new *development* excluding a minor variance within the *wellhead protection area* Q2 and in an *issue contributing area* for sodium, chloride or nitrates, the water balance assessment will consider water quality when recommending best management practices and address how recharge will be maintained and water quality will be protected; and,
 - Requirements will be implemented to the extent feasible and practicable given the specific circumstances of a site and off-site recharge opportunities. Agricultural, agriculture-related and *on-farm diversified uses* are exempt from this requirement if the total *impervious surface* does not exceed 10 percent of the lot.
- b) *Settlement area* expansions will only be permitted in *significant groundwater recharge areas* in *wellhead protection area* Q2 as part of a municipal comprehensive review where it has been demonstrated that recharge functions will be maintained.

15.4.9 Applicability of Policies to Existing Threat Activities

- a) The above policies applicable to the CTC Region Source Protection Plan do not apply to existing threat activities in accordance with the provisions of the source protection plan.

15.5 South Georgian Bay Lake Simcoe Source Protection Plan Area Policies

15.5.1 Road Salt

- a) A risk management plan will be required as part of a complete application in *wellhead protection areas*, where the application of road salt is a significant drinking water threat. New *development* will be subject to site plan control to ensure that where possible, the extent and location of *impervious surfaces* are minimized, site grading and drainage is designed to reduce ponding, and runoff is directed outside of vulnerable areas or to storm sewers.

15.5.2 Stormwater Management

- a) New *stormwater* management facilities will be required to be designed to a standard that reduces the risk of contaminating drinking water, and where

possible directs the discharge of *stormwater* outside of *wellhead protection areas*, where the activity would be a significant drinking water threat.

15.5.3 Sewage System Infrastructure

- a) New private or public sewage system *infrastructure* is to be located outside of *wellhead protection areas* and *issue contributing areas*, where the activity would be a significant drinking water threat.
- b) A master environmental servicing plan or an equivalent plan will be required as part of a complete application in all vulnerable areas to avoid locating *development, infrastructure, stormwater management pond* discharges and sanitary sewers and related pipes in all vulnerable areas where the *infrastructure* would be a significant drinking water threat.

15.5.4 Septic Systems Under the *Building Code Act*

- a) New *development* dependent on septic systems regulated under the *Building Code Act* will only be permitted in *wellhead protection areas* and *issue contributing areas*, where septic systems would be a significant drinking water threat, if the lot size for any *development* is based on the most current provincial guideline for individual on-site servicing. Lots of record that existed on the date of effect of the source protection plan are exempted.

15.5.5 Applicability of Policies to Existing Threat Activities

- a) The above policies applicable to the South Georgian Bay Lake Simcoe Region Source Protection Plan do not apply to existing threat activities in accordance with the provisions of the source protection plan.

15.5.6 Prohibited New Uses

The following new uses are prohibited:

- a) waste disposal sites within the meaning of Part V of the *Environmental Protection Act* (excluding storage of wastes described in clauses (p), (q), (r), (s), (t), or (u) of the definition of *hazardous waste* (O.Reg 347) and storage of hazardous or liquid industrial waste);
- b) large (more than 10, 000 L) on-site sewage systems;
- c) agricultural source material storage facilities;

- d) non-agricultural source material storage facilities in *wellhead protection area A*;
- e) commercial fertilizer storage facilities;
- f) pesticide storage facilities;
- g) road salt storage facilities;
- h) snow storage facilities;
- i) fuel storage;
- j) dense non-aqueous phase liquids (DNAPL) storage;
- k) organic solvent storage; and,
- l) outdoor confinement or farm animal yard in *wellhead protection area A* in vulnerable areas where the activity would be a significant drinking water threat.

15.6 Wellhead Protection in the Oak Ridges Moraine Conservation Plan Area

15.6.1 Wellhead Protection

- a) The Region of Peel is responsible to undertake studies and modelling to determine the location and the extent of *wellhead protection areas* for all existing and future municipal wells within the Oak Ridges Moraine Conservation Plan Area. Any changes or refinements to the *wellhead protection areas* identified in this Plan will require an amendment to the Official Plan that must be supported by groundwater studies prepared to the satisfaction of the Region and the relevant approval authority.
- b) The following will be prohibited or restricted, except in accordance with the requirements of the Oak Ridges Moraine Conservation Plan and subject to jurisdictional limitations:
 - i) the storage of:
 - petroleum fuels;
 - petroleum solvents and chlorinated solvents;
 - pesticides, herbicides and fungicides;
 - construction equipment;

- inorganic fertilizers;
 - road salt; and,
 - contaminants listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990; and,
- ii) the generation and storage of *hazardous waste* or *liquid industrial waste* within *wellhead protection areas* in the Oak Ridges Moraine Conservation Plan Area, corresponding to the 0-2, 2-10, and 10-25 years of time of travel zones, except by an individual for personal or family use.
- c) The establishment of new storage of animal manure, animal agriculture, and the storage of agricultural equipment, which was commenced after November 15, 2001, is prohibited in the 0-2 time of travel zone within every *wellhead protection area* in the Oak Ridges Moraine Conservation Plan Area, in accordance with the Oak Ridges Moraine Conservation Plan. The prohibition of *agricultural uses* does not apply to agricultural land if the owner or operator complies with the standards established under the *Nutrient Management Act*, and any applicable requirement under the *Clean Water Act*, except in accordance with Section 6(1) and Section 28(3) of the Oak Ridges Moraine Conservation Plan and subject to jurisdictional limitations.

15.6.2 Areas of High Aquifer Vulnerability

- a) The following uses will not be permitted in areas of high aquifer vulnerability within the Oak Ridges Moraine Conservation Plan Area, except in accordance with Section 6(1) and Section 29(1.1) of the Oak Ridges Moraine Conservation Plan and subject to jurisdictional limitations:
- i) the generation and or storage of *hazardous waste* or liquid waste;
 - ii) the establishment of waste disposal sites and or facilities, organic conditioning sites, and snow storage and disposal facilities;
 - iii) the establishment of underground and or above-ground storage tanks that are not equipped with an approved secondary containment device; and,
 - iv) the storage of a contaminant listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990.

- b) The prohibition of *agricultural uses*, associated *development* or *site alteration* outlined in Section 15.6.1 c) does not apply to agricultural land if the owner or operator complies with the standards established under the *Nutrient Management Act*.
- 15.6.3 New rapid infiltration basins and rapid infiltration columns will be prohibited within the Oak Ridges Moraine Conservation Plan Area.
- 15.6.4 Waste disposal sites and organic soil conditioning sites will be prohibited in Natural Core Areas, Natural Linkage Areas, *key natural heritage features*, *key hydrologic features*, and related minimum *vegetation protection zones*, in accordance with the Oak Ridges Moraine Conservation Plan Area.

16. NATURAL AND HUMAN-MADE HAZARDS

There are *natural hazards* and human-made hazards across the Town including ravine, valley, river and stream corridors, flood plains, *hazardous lands* and *hazardous sites* that may pose threats to human life and risk of damage to property.

Those *natural hazards* dealt with in this chapter of the Plan include areas along ravines, valleys, rivers, streams, and riverine flood plains that are susceptible to flooding, erosion and/or unstable slopes. *Hazardous lands* and *hazardous sites* are located within areas generally shown in regulation mapping issued under the *Conservation Authorities Act*. The limits of *hazardous lands* or *hazardous sites* will be confirmed through the *development* approval process.

Potential hazards addressed include lands with hazardous forest types susceptible to wildland fire. Naturally occurring hazards will be accelerated by climate change and human activity and impact the *ecological integrity* of the *Natural Heritage System*.

Human-made hazards may include hazards associated with oil and gas wells, mineral aggregate operations, and petroleum resource operations. Hazards occur when sites have not been properly *rehabilitated* during or after use.

16.1 Objectives

16.1.1 The planning objectives for *natural hazards* are as follows:

- a) ensure that *development* and *site alteration* are not permitted in areas where site conditions or their location, including on lands containing human-made hazards, may pose a danger to public safety, public health or result in property damage;
- b) maintain a coordinated approach to the use of the land and the management of water resources in areas subject to flooding to minimize social disruption;
- c) ensure that methods used to protect existing *development* at risk from *natural hazards* in the Town do not have a *negative impact* on the *ecological integrity* of the Natural Environment System; and,
- d) ensure that the impacts of a changing climate are embedded in the management of risks associated with *natural hazards* in the Town.

16.2 General Policies

16.2.1 The Region and Conservation Authorities identify areas at risk from *natural hazards* where *development* is to be restricted and/or prohibited, based on spatial analysis and climate projections. For lands subject to natural and human-made hazards, the Town will, as appropriate:

- a) direct inquiries regarding specific mapping of flood plains, *hazardous lands*, *hazardous sites*, known human-made hazards and lands regulated under the *Conservation Authorities Act* to the applicable Conservation Authority;
- b) identify permitted land uses and implement minimum setback standards within and adjacent to flood plains, *hazardous lands*, *hazardous sites*, human-made hazards, and lands regulated under the *Conservation Authorities Act*, in accordance with the Conservation Authorities' requirements, where applicable;
- c) generally direct development to locations outside of hazardous lands and hazardous sites in accordance with provincial policy and the regulatory requirements of the Conservation Authorities; and
- d) prohibit *development* and *site alteration* in areas that would become inaccessible to people and vehicles during times of *flooding hazards* or *erosion hazards*, unless it has been demonstrated that the site has safe access and egress appropriate for the *development* and the *natural hazard*.

16.2.2 The Town will, in consultation with the Region and the Conservation Authorities, not issue a building permit for a vacant *existing lot of record* that is within the Natural Features and Areas designation and is subject to *natural hazards*, such as flooding, erosion, or slope instability. The Town may issue a building permit where:

- a) it is demonstrated through appropriate studies and investigations, to the satisfaction of the Town and relevant approval authorities, that the lot, or a portion of the lot large enough for the proposed use is not subject to such hazards;
- b) the hazards can be mitigated in a manner consistent with the policies of this Plan and other relevant agencies through the required implementation of specific restrictions and conditions such as *low impact development*, *green infrastructure* and/or *stormwater* management practices, as applicable; and,
- c) it is demonstrated through appropriate studies and investigations, to the satisfaction of the Town and relevant approved authorities, that safe access will

be maintained for people and vehicles entering and exiting the area during times of erosion emergencies, *flooding hazards* and *erosion hazards*.

- 16.2.3 The requirements of the Town, the Conservation Authorities and other agencies to address *natural hazards* and human-made hazards, including all necessary floodproofing measures, will be implemented prior to *development*.
- 16.2.4 *Hazardous lands* that are excluded from *development* will be deemed to be designated Natural Features and Areas and will be zoned accordingly.
- 16.2.5 The Town will work with adjacent municipalities, Conservation Authorities and other partners to develop tools and strategies to address impacts on *infrastructure* and *hazardous lands* management resulting from the effects of climate change.
- 16.2.6 The Town will prohibit the creation of new lots within valley and stream corridors, *erosion hazard* areas and associated setbacks, unless undertaken in accordance with Policy 13.12.6.

16.3 Ravine, Valley and Stream Corridor and Erosion Hazards

- 16.3.1 The objective of the policies in this section is to prevent or minimize the risk to human life and property associated with erosion and/or slope instability.
- 16.3.2 The Town will support the policies and programs of the Conservation Authorities related to ravine, valley and stream corridor *erosion hazard* management and protection.
- 16.3.3 The Town will support non-structural risk management measures such as non-invasive plantings, if supported by the Conservation Authority, where appropriate.
- 16.3.4 The Town will prohibit *development* and *site alteration* within the *erosion hazard* limit. *Development* and *site alteration* proposed adjacent to an *erosion hazard* will require the following conditions can be met to the satisfaction of the Town and relevant approval authorities in order to be permitted:
 - a) confirmation of being located outside the long-term stable slope line;
 - b) studies to determine the long-term stable slope line should be in accordance with Provincial and Conservation Authority technical guidelines and guidance;
 - c) new hazards will not be created, and existing hazards will not be aggravated;
 - d) there will be no *negative impacts* on the Natural Environmental System;;

- e) safe access will be maintained for people and vehicles entering and exiting the area during times of erosion emergencies, *flooding hazards* and *erosion hazards*; and,
- f) the *development* and *site alteration* will be carried out in accordance with established standards and procedures.

16.3.5 The Town will prohibit the creation of additional tableland through grading or earthworks within valleylands, stream corridors and associated setbacks.

16.4 Riverine Flood Plains and Special Policy Areas

The Province's flood plain management policies generally state that no *development* or *redevelopment* will be permitted in areas below the regulatory flood elevation, as defined by the applicable Conservation Authority. The objective of the policies in this section is to prevent or minimize the risk to human life and property associated with *development*, *redevelopment* and *site alteration* in flood susceptible riverine environments.

As noted in Part A, Section 1.2, the 1978 Official Plan, as amended, will remain in effect as it applies to the Downtown Bolton *Special Policy Area* until updated policies are incorporated into this Plan through a Town-initiated official plan amendment.

16.4.1 The Town will:

- a) direct *development* and *site alteration* to areas outside the regulatory flood plain;
- b) continue to address riverine flood susceptibility through the application of flood plain planning using the One-Zone approach to flood plain planning outlined in Provincial policy; and,
- c) conduct a comprehensive review of existing flood vulnerable *developments*, in consultation with the Conservation Authorities, to evaluate and implement flood remediation measures to decrease risk, as appropriate.

16.4.2 The Town will work with the Toronto and Region Conservation Authority and the Credit Valley Conservation Authority in the establishment and operation of a flood warning and evacuation system.

16.4.3 No new *development*, *redevelopment* or *site alteration* will be permitted where it has been identified by the Town or Conservation Authority that:

- a) the property would be subjected to flood velocities and/or depths that would create an unacceptable risk to life or property;
- b) the property would be susceptible to major structural damage due to a flood less than or equal to the regulatory flood elevation;
- c) the necessary flood protection measures would have a *negative impact* on adjacent properties; or,
- d) adverse downstream and/or upstream impacts would be created or exacerbated, and/or an increase in risk to life or property would occur, as a result of flooding.

16.4.4 For public safety purposes, the following uses will be prohibited on any parcel of land that is wholly or partially *hazardous lands, hazardous sites* where the use is:

- a) new or expanded hospitals, long-term care homes, *retirement homes*, special needs housing, day cares or schools;
- b) emergency service facilities such as fire, police or ambulance stations;
- c) electrical substations; or,
- d) uses associated with the disposal, manufacture, treatment or storage of hazardous substances.

16.4.5 The Town's floodproofing requirements will be based on the following alternatives, in consultation with the Conservation Authority, listed in order of priority, to minimize flood risk and/or meet the required level of flood protection:

- a) dry passive floodproofing measures to the extent technically feasible and economically acceptable;
- b) wet floodproofing measures for non-habitable portions of new buildings; or,
- c) dry active floodproofing measures in combination with the measures in subsections a) and b), above.

16.4.6 Safe pedestrian and vehicular access and egress will be required for all buildings pursuant to Provincial policies and technical studies of site-specific flooding conditions.

16.4.7 Prior to the issuance of a building permit, the Town will consult with the Conservation Authority regarding the administration of fill and construction regulations applicable to any proposed flood damage reduction measures, which may include setbacks,

basement elevations, the strength of foundation walls, the placement of fill and the restriction of building openings.

- 16.4.8 The Town will obtain approvals from the Ministry of Natural Resources and Forestry, and the Ministry of Municipal Affairs and Housing before it:
- a) designates a new *special policy area*;
 - b) changes or modifies the site-specific policies of an existing *special policy area*;
 - c) changes or modifies the land use designation or boundaries of an existing *special policy area*; or,
 - d) proposes revisions to the land use designations, boundaries or policies of an existing *special policy area*.

16.5 Wildland Fire Hazards

The objective of this section is to prevent or minimize the risk to human life and property associated with *development* and *site alteration* on or adjacent to lands with hazardous forest types for wildland fire.

- 16.5.1 The Town will direct *development* to areas outside of lands that are unsafe for *development* due to the presence of *hazardous forest types for wildland fire* unless the risk is mitigated in accordance with *wildland fire assessment and mitigation standards*, and provincial objectives and policies. Consultation with the Region of Peel may be required in cases where a proposed mitigation involves and adjacent *woodland* designated in the Region of Peel Official Plan as a Core Area of the Greenlands System.

Refer to Figure D10, Potential Hazardous Forest Types for Wildland Fire.

16.6 Other Natural and Human-made Hazards

The policies in this section ensure that new *development* and *site alteration* address other natural and human-made hazards as appropriate.

- 16.6.1 The Town will:
- a) prohibit, where appropriate, *development* on, abutting, or adjacent to lands affected by human-made hazards such as oil, gas and salt hazards, or former mineral aggregate operations, in accordance with the objectives and policies in this Plan and provincial policy;

- b) require *rehabilitation* or other measures to address and mitigate known hazards;
- c) ensure that appropriate setbacks are applied to *development* in accordance with Provincial regulations; and,
- d) prior to any proposed use, require that sites with contaminants on land or in water are assessed and remediated as necessary to ensure no *negative impacts*.

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Part E: Rural System

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17. AGRICULTURAL AREA AND RURAL LANDS

The Town Structure established in Chapter 3 of this Plan establishes a framework for agricultural and rural uses within the Town. The Rural System includes *Prime Agricultural Areas* where agriculture is the primary use and *rural areas* where a wider range of rural uses in addition to agriculture are permitted. The Villages and Hamlets, Rural Employment Centre, and other rural residential and recreational uses also make up the Town's Rural System. In keeping with the Guiding Principles of this Plan, this chapter establishes policies and designations that aim to protect agricultural lands and the rural communities in the Town. Schedule E1, Rural System, includes mapping for the components of the Rural System.

In addition to the policies of this Plan, areas within the Rural System may be subject to the Greenbelt Plan, Niagara Escarpment Plan, Oak Ridges Moraine Conservation Plan and Lake Simcoe Protection Plan.

17.1 Objectives

The planning objectives for agricultural areas and *rural areas* are:

- a) promote healthy and complete rural communities that collectively contain living, working, and recreational opportunities;
- b) promote and protect all types, sizes and intensities of *agricultural uses* and *normal farm practices* in accordance with provincial standards, guidelines and policy;
- c) promote a diverse, innovative and strong agricultural and rural economy by enhancing the area's capacity to contribute to the economy of the Town through the provision of goods and services, including agricultural, arts and cultural products, the *sustainable* management or use of resources, and through the establishment of diversified rural tourism opportunities;
- d) sustain and enhance the viability of the *agricultural system* through protecting agricultural resources, minimizing land use conflicts that impede agricultural activity, providing opportunities to support local food production, and maintaining and improving the *agri-food network*;
- e) protect the Town's *Prime Agricultural Area* from fragmentation, *development* and non-agricultural land uses, including *site alteration* and fill activities that are not consistent with *normal farming practices*, and which distort the natural landform character of the agricultural area;

- f) support the *development* of uses that highlight the importance and value of the agricultural economy and needs of the *agricultural system*;
- g) retain and enhance the visual integrity of the natural landscape and to preserve the rural character of the Town; and,
- h) encourage the retention of existing lots of record for *agricultural uses* and discourage the use of these lots for *non-agricultural uses*.

17.2 General

17.2.1 As noted in Part A, Section 1.2, of this Plan, the replacement of the 1978 Official Plan, as amended, by the Future Caledon Official Plan is being completed in phases. The 1978 Official Plan, as amended will remain in effect as noted in Section 1.2 until detailed studies recommend land use designations and policies to be incorporated into this Plan through a series of Town-initiated official Plan amendments.

17.2.2 Land Use Compatibility

- a) Where *agricultural uses* and *non-agricultural uses* interface outside of *settlement areas*, land use *compatibility* will be achieved:
 - i) in accordance with all applicable Municipal by-laws;
 - ii) in accordance with all Provincial land use compatibility requirements, in Provincial policies and Plans, including *minimum distance separation*, as applicable;
 - iii) by avoiding *adverse effects* on the *agricultural system*, where possible; and,
 - iv) in instances where avoidance of *adverse effects* on the *agricultural system* is not possible, by minimizing and mitigating *adverse effects* on the *agricultural system* in accordance with Provincial requirements.
- b) Where subsection a) requires mitigation, measures should be incorporated as part of the *non-agricultural uses*, as appropriate, within the area being developed.
- c) An *agricultural impact assessment*, prepared in accordance with Provincial and municipal guidelines, may be required to evaluate land use compatibility and *adverse effects*

17.2.3 Where *agricultural uses* are permitted by this Plan, a full range of value-retaining facilities that process agricultural commodities are also permitted. Examples of

agriculture-based value-retaining facilities include facilities involving refrigeration (cold storage), controlled-atmosphere storage, freezing, cleaning, grading, drying (e.g., grains, oilseeds, tobacco), as well as simple, bulk packaging that helps maintain the quality of farm commodities. Value-retaining facilities may also include operations that provide a minimum amount of processing to make a farm commodity saleable, such as grading eggs, evaporating maple syrup and extracting honey.

17.2.4 In order to provide farmers with the ability to carry out *normal farm practices*, all new *development* within *Prime Agricultural Area* and *Rural Lands* will be set back from agricultural operations in accordance with the applicable Provincial *minimum distance separation* formula and guidelines, or in accordance with the zoning by-law, as amended. In addition, new and/or expanded livestock facilities will be set back from existing non-agricultural uses in accordance with the applicable *Provincial minimum distance separation* formula.

17.2.5 An official plan amendment will be required to permit the following non-agricultural uses in the Prime Agricultural Area:

- a) limited non-residential uses, provided that all of the following are demonstrated:
 - i) the proposed use complies with the *minimum distance separation* formulae;
 - ii) there is an identified need within the planning horizon of this Plan for additional land to be designated to accommodate the proposed use; and,
 - iii) alternative locations have been evaluated, and
 - there are no reasonable alternative locations that avoid *Prime Agricultural Areas*, to the satisfaction of the Town; and,
 - there are no reasonable alternative locations in *Prime Agricultural Areas* with lower priority agricultural lands, to the satisfaction of the Town.

17.2.6 The full range of existing and new *agricultural uses, agriculture-related uses, on-farm diversified uses*, and *normal farm practices* within the Natural Heritage System for the Growth Plan or Greenbelt Plan will be permitted subject to the Growth Plan or Greenbelt Plan and the policies of this Plan. New buildings or structures for *agricultural uses, agriculture-related uses, on-farm diversified uses* are not subject to the policies applicable to the Natural Heritage System for the Growth Plan or Greenbelt Plan, except for policies that apply to *key natural heritage features, key hydrologic features* and *key hydrologic areas*.

17.3 Agriculture-related Uses

Where *agriculture-related uses* are permitted by this Plan, the policies of this section apply.

- 17.3.1 On lands subject to the Niagara Escarpment Plan, Oak Ridges Moraine Conservation Plan or Greenbelt Plan, *agriculture-related uses* will be subject to the relevant policies of these Plans in addition to the policies in this Plan. In case of conflict, refer to Part A.
- 17.3.2 A full range of value-added facilities that process agricultural commodities into new forms or products that enhance their value are permitted. Examples include pressing apples and bottling cider, wine-making, grain milling, produce preserving, chopping, canning and indoor storage, grain roasting for livestock feed and retail-oriented packaging.
- 17.3.3 Where an *agriculture-related use* is permitted by this Plan, it will be demonstrated that the proposed use:
- a) is a farm-related commercial and/or farm-related industrial use;
 - b) is directly related to existing agricultural operations in the area;
 - c) will support agriculture;
 - d) will benefit from being in close proximity to *farm operations*;
 - e) will provide direct products and/or services to *farm operations* as a primary activity;
 - f) will be *compatible* with and will not hinder surrounding agricultural operations;
 - g) will be at a scale and intensity of operation that is appropriate for the site and the surrounding area;
 - h) does not generate potentially conflicting off-site impacts;
 - i) is limited to low water and low effluent producing uses and the site is capable of accommodating the use on private water and private sewage treatment systems;
 - j) meets all applicable air emission, noise, water and wastewater standards and receives all relevant environmental approvals;

- k) enhances the agricultural and rural character of the area and promotes where possible the preservation of *built heritage resources* and *cultural heritage landscapes* and/or the establishment of a built form that is *compatible* with the agricultural and rural surroundings; and,
 - l) is located to minimize the amount of land removed from agricultural production.
- 17.3.4 The *development* of residential uses and *agriculture-related uses* in the same building is not permitted.
- 17.3.5 New *agriculture-related uses* will require a site-specific re-zoning to ensure that all relevant criteria in Section 17.3.3 are met before the use is established. In considering an application to develop an *agriculture-related use*, the Town will consider the cumulative impact of multiple *agriculture-related uses* in *Prime Agricultural Areas* and may request additional studies.
- 17.3.6 *Agriculture-related uses* will be subject to site plan control to address site-specific issues and ensure no *adverse effects* on the viability of surrounding uses, to the satisfaction of the Town.
- 17.3.7 *Agriculture-related uses* will be subject to all applicable Municipal By-law and zoning requirements.

17.4 On-farm Diversified Uses

Where *on-farm diversified uses* are permitted by this Plan, the policies of this section apply.

- 17.4.1 On lands subject to the Niagara Escarpment Plan, Oak Ridges Moraine Conservation Plan or Greenbelt Plan, *on-farm diversified uses* will be subject to the relevant policies of these Plans in addition to the policies in this Plan. Refer to Part A, Section 1.5, Legislative Authority and Policy Context.
- 17.4.2 *On-farm diversified uses* will be subject to all applicable municipal by-law and zoning requirements. Within the Niagara Escarpment Commission Area of Development Control, *on-farm diversified uses* will be subject to a Niagara Escarpment Commission *development permit*.
- 17.4.3 For the purposes of this Plan, *on-farm diversified uses* will be located on a property that is in active *agricultural use* and used as a farm, are uses that are secondary to the principal *agricultural use* of the property and are limited in area.

- 17.4.4 *On-farm diversified uses* will be subject to site plan control to address site-specific issues and minimize and mitigate off-site impacts, to the satisfaction of the Town.
- 17.4.5 The following uses are considered to be *on-farm diversified uses*, subject to meeting the criteria set out in Section 17.4.9 and conformity with Provincial Plans:
- a) *agri-tourism uses*, such as bed and breakfast establishments, farm machinery and equipment exhibitions, farm tours, petting zoos, hay rides and sleigh rides, processing demonstrations, and small-scale farm theme playgrounds for children;
 - b) animal kennels;
 - c) farm event venues that are used for weddings and other celebrations and corporate events;
 - d) farm experience and education activities;
 - e) farm wineries, farm cideries, *farm microbreweries*, *farm distilleries* and *ancillary uses* such as processing, bottling, storing and retail sales, tours, and hospitality rooms, provided the majority of the product is produced on the lands;
 - f) home industries, including small-scale manufacturing, fabrication and/or processing;
 - g) home occupations;
 - h) retail uses (such as farm gate sales) where the majority of the commodities for sale are produced or manufactured on the farm;
 - i) uses that produce value-added products; and,
 - j) veterinary clinics.
- 17.4.6 The minimum lot area for an *on-farm diversified use* is 4.0 hectares, and no less than 40 percent of the lot is required to be in active *agricultural use* to qualify for this permission. For the purposes of this policy, wooded areas on a property may be considered to be in active *agricultural use* if they are being managed as part of the overall *farm operation* and/or used for agricultural activities such as maple syrup production, beekeeping and/or the raising of animals for food, fur or fibre.
- 17.4.7 The maximum area of a property to be used for *on-farm diversified uses* is 4.0 percent of the lot area and the maximum percentage of the 4.0 percent lot coverage that can be used for buildings and structures is 35 percent, up to a maximum of 3,500 square

metres. Proposals that exceed this cap may be considered subject to a zoning by-law amendment and without the need for an official plan amendment subject to meeting the criteria in Section 17.4.9.

17.4.8 The area of an *on-farm diversified use* includes:

- a) laneways and driveways accessing the *on-farm diversified use* if not shared with the principal *agricultural use* of the property;
- b) parking and loading areas devoted solely to the *on-farm diversified use* if they are designed in such a way to preclude their use for agricultural purposes;
- c) the floor area of all buildings and structures constructed after April 30, 2014, used for the *on-farm diversified use* (the floor area of buildings and structures constructed prior to April 30, 2014, is not counted to encourage the adaptive re-use of existing buildings); and,
- d) any outdoor storage areas, patio areas and areas used for *infrastructure* that supports the *on-farm diversified use* such as *stormwater management ponds*, fire-fighting ponds and tile fields.

Lands that were previously not used for agriculture that are proposed to be used for an *on-farm diversified use* will generally not be counted towards the area calculation.

17.4.9 The implementing zoning by-law will permit total on-farm diversified usage that covers up to 2.0 percent of the lot area up to one hectare and the maximum percentage of the 2.0 percent lot coverage that can be used for buildings and structures is 20 per-cent, up to a maximum of 1,000 square metres. An application to increase the permitted lot coverage beyond two percent to a maximum of four percent will require a zoning by-law amendment, where it must be demonstrated that the proposed *on-farm diversified use*:

- a) will be secondary to the principal *agricultural use* of the property;
- b) will be *compatible* with and will not hinder surrounding agricultural operations;
- c) will be at a scale and intensity of operation that is appropriate for the site and the surrounding area;
- d) will be supported by adequate on-site parking facilities, in addition to the parking required for the principal use on the property, with such parking provided in locations *compatible* with surrounding land uses;

- e) is generally located within the existing farm building cluster where practical and feasible;
- f) does not generate potentially conflicting off-site impacts;
- g) is limited to low water and low effluent producing uses and is on a property that is capable of accommodating the use on private water and private sewage treatment systems;
- h) meets all applicable air emission, noise, water and wastewater standards and receives all relevant environmental approvals;
- i) enhances the agricultural and rural character of the area and promotes where possible the *conservation of built heritage resources and cultural heritage landscapes* and/or the establishment of a built form that is *compatible* with the agricultural and rural surroundings;
- j) is located in such a manner to minimize the amount of land removed from agricultural production, where possible; and,
- k) will meet all applicable *accessibility* requirements for any built *development* or structures.

17.4.10 Factors to consider in determining whether a proposed *on-farm diversified use* meets the criteria set out in Section 17.4.9 include:

- a) the nature of the *on-farm diversified use* and the potential *adverse effects* of the use on adjacent land uses and the character of the area; and,
- b) the amount of traffic generated by the *on-farm diversified use* in relation to the principal use on the property.

17.4.11 Notwithstanding Section 17.4.9 above, the implementing zoning by-law will not permit *on-farm diversified uses* such as farm event venues for weddings and other celebrations that have the potential to attract a significant number of guests until a Special Events Licensing By-law is passed by the Town and is in effect. Once such a By-law is in effect, the Town may consider permitting this type of *on-farm diversified use* as-of-right in the implementing zoning by-law subject to the issuance of a special events license or permit.

17.4.12 The Special Events By-law referred to in Section 17.4.11 will establish controls on the duration, number and intensity of permitted special events on a case-by-case basis

based on the location of property and the potential *negative impacts* and *adverse effects* of the proposed special events. In addition, the Special Events By-law will set out insurance, traffic management, noise mitigation, and fire and life safety requirements, amongst other matters.

17.4.13 *On-farm diversified uses* are required to be secondary to a farm. Where a farm ceases to operate, any permitted *on-farm diversified use* is required to cease operations. The implementing zoning by-law will establish criteria for ensuring the *on-farm diversified use* remains a secondary use, including the condition that the farmer must reside on the property.

17.4.14 *Development or site alteration* associated with an *on-farm diversified use* is not permitted within *key natural heritage features*, *key hydrologic features* or any associated minimum *vegetation protection zone*, except for expansions to legally existing buildings and structures if it is demonstrated:

- a) there is no alternative, and the expansion or alteration in the feature is minimized and, in the minimum *vegetation protection zone*, is directed away from the feature to the maximum extent possible;
- b) the impact of the expansion or alteration on the feature and its functions is minimized and mitigated to the maximum extent possible; and,
- c) the expansion or alteration is permitted by any applicable Provincial Plan.

17.5 Cannabis

17.5.1 All cannabis-related and hemp-related uses, excluding the outdoor cultivation of cannabis or industrial hemp, authorized by the Federal Cannabis Regulation or the Federal Industrial Hemp Regulation may be permitted subject to an amendment to the Zoning By-law and will be subject to Site Plan Control.

17.5.2 Prior to the passing of a zoning by-law amendment, Council will be satisfied that the proposed indoor cannabis-related use or hemp-related use meets the following conditions:

- a) the proposed greenhouse or other type of building can be designed and sited to blend in with surrounding land uses such that the agricultural and rural character of the area is maintained;
- b) the *adverse effects* of the noise, dust, odour, light and traffic generated by the proposed facility on *sensitive land uses* in the area can be avoided and if

avoidance is not possible, minimized and appropriately mitigated, as demonstrated by the required studies identified in Section 17.5.5 of this Plan;

- c) sensitive surface water features and sensitive groundwater features in the area will be protected, improved or restored with consideration given to the taking of water and generation of effluent;
- d) adequate parking, loading and delivery facilities are available on the lot for the proposed facility and the traffic generated by the proposed facility can be accommodated on area roads;
- e) the proposed facility can be serviced with an appropriate water supply and an appropriate means of sewage disposal;
- f) *stormwater* management needs can be met on site;
- g) the waste generated from the facility can be appropriately managed;
- h) signage is designed and located in accordance with the Town's Sign By-law; and,
- i) the proposed setback, as determined by the required studies in Section 17.5.5 of this Plan, from *sensitive land uses* in the area is appropriate to avoid, and if avoidance is not possible, minimize and appropriately mitigate any *adverse effects*.

17.5.3 In addition to Section 17.5.2, and if a component(s) of the proposed facility includes value-added components that would make this component of the facility an agriculture-related use, it must be demonstrated that this component of the facility:

- a) is *compatible* with and does not hinder surrounding agricultural operations;
- b) is directly related to *farm operations* in the area;
- c) supports agriculture;
- d) benefits from being in close proximity to *farm operations*; and,
- e) provides direct products and/or services to *farm operations* as a primary activity.

In order to assist with the consideration of a proposed agriculture-related use involving cannabis or industrial hemp, regard should be had to the Guidelines on Permitted Uses in Ontario's *Prime Agricultural Areas* prepared by the Province. An

Amendment to this Plan is not required for a proposed agriculture-related use involving cannabis or industrial hemp.

17.5.4 The studies listed in this section will be required to satisfy the study requirements of Section 17.5.2 of this Plan. The Town reserves the right to request additional studies and material to support the establishment of an indoor cannabis-related and/or hemp-related facility.

17.5.5 In recognition of the varying types and scales of indoor cannabis-related uses or industrial hemp-related uses that may be applied for, the municipality will identify the scope of the additional supporting information needed at the required pre-consultation meeting in accordance with the policies of this Plan.

a) Air Quality Study

- i) The proponent will submit an air quality study that is prepared by a Licensed Engineering Practitioner (which means that they must be licensed by Professional Engineers Ontario). The air quality study will document the emission sources at the facility and quantify the emission rates of air contaminants including odour, chemicals and particulate matter.
- ii) The air quality study will detail the proposed air filtration and odour control systems and other mitigation measures that will be used to manage odour. The air quality study will include atmospheric dispersion modelling predictions that show odour and contaminant concentration predictions along the property line and extend outward 5 kilometres from the facility into the surrounding community. The air quality study will include a review of the impacts of other cannabis and industrial hemp facilities within the area to determine the extent of the potential cumulative *adverse effects*.
- iii) In addition to subsection ii) above, and to minimize the likelihood of *adverse effects*, the air quality study should target a sensitive receptor impact of two odour units, however the Town will consider other odour impact predictions. An electronic copy of the atmospheric dispersion model files used in the air quality study will be included with the submission.
- iv) In addition to the above, the proponent of the proposed facility will submit a Contingency Odour Mitigation Plan, prepared by a Licensed Engineering Practitioner that considers additional air filtration systems or other mitigation measures for use in the event of substantiated future complaints after the

use has been established. Agreement on the appropriate triggers for additional mitigation will be made in advance.

b) Light Mitigation and/or Photometric Plan

- i) The proponent of the proposed cannabis-related use or industrial hemp-related use will submit a Light Mitigation Plan, prepared by a Licensed Engineering Practitioner that fully describes the proposed light mitigation measures and demonstrates that the proposed facility will not cause light pollution, including sky glow or light trespass, onto neighbouring properties.
- ii) In addition to subsection i) above, the proponent of the proposed cannabis-related use or industrial hemp-related use will also submit a Contingency Light Pollution Mitigation Plan, prepared by a Licensed Engineering Practitioner that considers additional mitigation measures and implementation timelines for use in the event of substantiated future complaints after the facility has been established. Agreement on the appropriate triggers for additional mitigation will be made in advance.

c) Traffic Impact Study

- i) The proponent will submit a Traffic Impact Study, to the satisfaction of the Town and/or the Region, that demonstrates that the proposed facility will not cause any traffic hazards or an unacceptable level of congestion on roads in the area.

17.5.6 In recognition of the known *adverse effects* of odour, the avoidance of *adverse effects* will be a first principle. If *adverse effects* cannot be avoided, the minimization and mitigation of *adverse effects* has to be considered. One of the ways to avoid, minimize and mitigate *adverse effects* is through separation of incompatible uses through the use of setbacks.

17.5.7 The setbacks that are derived as a result of the review of an application to amend the zoning by-law or to expand a legal non-conforming indoor cannabis cultivation facility will depend on:

- a) whether the facility is a greenhouse or an industrial-type building and if a greenhouse is proposed, whether the proposed greenhouse is purpose-built for cannabis or industrial hemp or already exists;
- b) the size and scale of the proposed cannabis-related or industrial hemp-related facility;

- c) the proximity and number of residential uses in the area including the potential for additional sensitive uses on vacant lots that are zoned to permit a sensitive use;
- d) location of the proposed cannabis-related or industrial hemp-related facility in relation to prevailing winds;
- e) the nature of the *adverse effects* that exist at the time in relation to existing cannabis-related or industrial hemp-related facilities; and,
- f) the impact of topography on the dispersion of odour.

17.5.8 Cannabis-related and industrial hemp-related operations, including but not limited to, the storage, drying and processing of cannabis or industrial hemp, may be considered an agriculture--related commercial or industrial use, provided that the use is operating in conjunction with a cannabis or industrial hemp cultivation operation, providing that the policies of Section 17.5 are satisfied.

17.6 Rural Housing

17.6.1 Where an *additional residential unit* is permitted within *Prime Agricultural Areas* and *rural lands* by this Plan, the following policies will apply:

- a) Where an *additional residential unit* is permitted, it will be subordinate in size to the primary residential dwelling unit, and it will be demonstrated that there is sufficient well and septic system capacity to service the *additional residential unit*.
- b) Where an *additional residential unit* is permitted in an *accessory facility*, it will be located in close proximity to the primary residential dwelling unit and be on a lot of a sufficient size to accommodate the *additional residential unit*. New driveways from a Regional Road for a new *additional residential unit* will not be permitted.
- c) Where an *additional residential unit* is proposed on lands subject to the Greenbelt Plan, Oak Ridges Moraine Conservation Plan or the Niagara Escarpment Plan, conformity with those Provincial Plans is required.
- d) The future severance of *additional residential units* is prohibited.
- e) In order to control the cumulative impacts of multiple uses on individual properties on the *agricultural system*, the character of the area, the road network and the ability to provide water and sewage services, the establishment of a single

additional residential unit on a property will be restricted if *agriculture-related uses* and/or *on-farm diversified uses* are located on the same property.

17.6.2 The establishment of additional accommodation on a farm property for full-time farm labour is permitted provided:

- a) the use conforms with Provincial requirements, where applicable;
- b) any additional residential structures are grouped with existing farm structures;
- c) the use can be serviced with an appropriate water supply and an appropriate means of sewage disposal;
- d) the size and nature of the agricultural operation requires additional on-site housing of employees;
- e) the lands are appropriately zoned; and,
- f) the future severance of the lands that are the site of the *accessory accommodation* use is prohibited.

17.6.3 Where a new or expanding *non-agricultural use* is proposed in the *Prime Agricultural Area*, it will be required that:

- a) an *agricultural impact assessment* be prepared in accordance with Provincial and Municipal guidelines; and,
- b) *adverse effects* on agricultural operations will be avoided or, if avoidance is not possible, will be minimized and mitigated. Where mitigation is required, the mitigation measures should be incorporated as part of the *non-agricultural uses*, as appropriate, within the area being developed.

17.6.4 In the Greenbelt Plan Area, residential dwelling units associated with recreational uses are prohibited unless the residential dwelling units are intended for an employee of the proposed use.

17.7 Cemeteries

17.7.1 Refer to Part D, Section 14.7, for policies relating to cemeteries in *rural areas*.

17.8 Recreational Uses

- 17.8.1 Recreational uses including golf courses and driving ranges may be permitted in the *Prime Agricultural Area* by way of Amendment to this Plan and in the *rural lands* designation, subject to re-zoning, provided that:
- a) where the intended lands are subject to the Niagara Escarpment Plan, Oak Ridges Moraine Conservation Plan or Greenbelt Plan, the recreational use is permitted by the relevant policies of these Plans in addition to the policies in this Plan and relevant Provincial plans.
 - b) alternative locations have been evaluated and there are no reasonable alternative locations which avoid *Prime Agricultural Areas* and there are no reasonable alternative locations in *Prime Agricultural Areas* with lower priority agricultural lands;
 - c) the geographic continuity of the *Prime Agricultural Area* designation and the functional and economic connections to the *agri-food network* will be maintained and enhanced;
 - d) *adverse effects* on the *agricultural system* will be avoided, and if avoidance is not possible, minimized and mitigated and where mitigation is required, measures will be incorporated within the recreational use as appropriate;
 - e) *negative impacts* on the *agri-food network* are assessed, and if these impacts are unavoidable, the impacts will be minimized and mitigated to the extent feasible;
 - f) any *key natural heritage features*, *key hydrologic features* and other core features of the Natural Environment System in the general area will not be impacted or adversely affected in accordance with the policies of this Plan; and,
 - g) a need for the proposed use, and for additional land to accommodate the proposed use have been identified within the planning horizon.
- 17.8.2 In the Greenbelt Plan Area an application to establish or expand a major recreational use in the Natural Heritage System will be accompanied by a Vegetation Enhancement Plan in accordance with the Greenbelt Plan.
- 17.8.3 In the Greenbelt Plan Area an application to establish or expand a major recreational use in the Natural Heritage System will be accompanied by a conservation plan demonstrating how water use and nutrient and biocide will be kept to a minimum, including the establishment and monitoring of targets.

17.9 Prime Agricultural Area Designation

17.9.1 Permitted Uses

- a) The following uses may be permitted in the *Prime Agricultural Area* designation as shown on Schedule B4, Land Use Designations, and Schedule E1, Rural System:
 - i) *additional residential units* in accordance with Section 17.6.1;
 - ii) *agricultural uses*;
 - iii) *agriculture-related uses* subject to Section 17.4;
 - iv) animal kennels as an *accessory use* to a single detached dwelling on a non-farm property;
 - v) bed and breakfast establishments on a non-farm property in accordance with Section 8.5;
 - vi) *conservation uses*;
 - vii) existing uses as defined in a Provincial Plan;
 - viii) farm employee accommodation in accordance with Section 17.6.2;
 - ix) garden suites;
 - x) home industries as an *accessory use* to a single detached dwelling on a non-farm property in accordance with Section 8.5.2;
 - xi) home occupations in accordance with Section 8.5.2;
 - xii) *additional needs housing* on non-farm properties in accordance with Section 17.6.1;
 - xiii) *on-farm diversified uses*, subject to Section 17.5; and,
 - xiv) single detached dwellings on existing lots.

17.9.2 Policies

- a) The creation of new lots in the *Prime Agricultural Area* designation is only permitted in the following instances:

- i) *agricultural uses*, provided that the lots are of a size appropriate for the type of *agricultural uses* common in the area and are sufficiently large, to the satisfaction of the Town, to maintain flexibility for future changes in the type or size of agricultural operations;
 - ii) acquisition of land by a public body for *infrastructure* projects;
 - iii) conveyances to public bodies or non-profit agencies for natural heritage or *conservation* purposes, providing no separate residential lot is created;
 - iv) minor lot adjustments or boundary additions, provided they do not create a separate lot for a residential dwelling and there is no increased fragmentation of a *key natural heritage feature* or *key hydrologic feature*;
 - v) existing or new *agriculture-related uses*, such as farm-related commercial and farm-related industrial uses that are not on lands that are subject to the Oak Ridges Moraine Conservation Plan, that are limited in scale and directly related to the *farm operation* or farm operators in the area, supports agriculture, and provides direct products or services to *farm operations* as a primary activity. Such uses will be *compatible* with and will not hinder surrounding agricultural operations. In these cases, the new lot will be limited to the minimum size required for the use and appropriate individual private on-site water and wastewater systems will be required;
 - vi) outside of Provincial Plan areas, the establishment of additional rural residential lots as permitted by Provincial legislation
 - vii) severance of an existing habitable farm residence that is surplus to a farming operation as a result of a farm consolidation, provided that the lot created is limited to the minimum size required to accommodate the residence and appropriate water and sewer services. The establishment of a new residential dwelling on the retained farmland is prohibited.
 - viii) New residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective; and,
- b) The *Prime Agricultural Area* is designated on Schedule B4, Land Use Designations, and Schedule E1, Rural System, and is protected for long-term use for agriculture, as a significant element of the Town's economy and a source of food.

17.9.3 *Non-agricultural uses* are discouraged in the Prime Agricultural Area and may only be permitted in accordance with the policies of this Plan, applicable Provincial Plans and Provincial legislation and subject to the satisfactory completion of an *agricultural impact assessment*, for:

- i) *infrastructure*;
- ii) the extraction of minerals, petroleum resources or mineral aggregate resources; or
- iii) limited non-residential uses, provided that all of the following are demonstrated:
 - the proposed use complies with the minimum distance separation formulae;
 - there is an identified need for additional land to accommodate the proposed use;
 - alternative locations have been evaluated, and there are no reasonable alternative locations which avoid *Prime Agricultural Areas*;
 - alternative locations have been evaluated, and there are no reasonable alternative locations in *Prime Agricultural Areas* with lower priority agricultural lands; and,
 - where the intended use is subject to the Niagara Escarpment Plan, Oak Ridges Moraine Conservation Plan or Greenbelt Plan, the use is permitted by the relevant policies of these Plans in addition to the policies in this Plan.

17.9.4 The removal of land from the Prime Agricultural Area will only be permitted for a *settlement area* boundary expansion or adjustments in accordance with the policies of this Plan, applicable Provincial Plans and Provincial legislation.

17.10 Rural Lands Designation

17.10.1 Permitted Uses

- a) The following uses may be permitted in the *rural lands* designation as shown on Schedule B4, Land Use Designations, and Schedule E1, Rural System:
 - i) all uses permitted in the *Prime Agricultural Area* designation;

- ii) cemeteries subject to Sections 14.7;
 - iii) conference facilities and event spaces;
 - iv) country inns with no more than six guestrooms;
 - v) small-scale institutional uses such as places of worship; and,
 - vi) recreational uses in accordance with Section 17.8.
- b) Notwithstanding the uses permitted in subsection a), above, within the *rural lands* designation, existing permitted site-specific uses will be allowed to continue.

17.10.2 Policies

- a) Where lot creation, *development* and *site alteration* or uses are proposed on *rural lands* subject to the Greenbelt Plan, Oak Ridges Moraine Conservation Plan or the Niagara Escarpment Plan, conformity with those Provincial Plans is required.
- b) Within the Greenbelt Plan Area, proposals for non-*agricultural uses* in the *rural lands* of the Protected Countryside will demonstrate that:
 - i) the use is appropriate for location on *rural lands*;
 - ii) the type of water and sewage servicing proposed is appropriate for the type of use;
 - iii) there are no *negative impacts* on *key natural heritage features* and/or *key hydrologic features* or their functions; and,
 - iv) there are no *negative impacts* on the biodiversity or connectivity of the Natural Heritage System.
- c) Within the Greenbelt Plan Area non-*agricultural uses* in the *rural lands* may only be permitted subject to the satisfactory completion of an *agricultural impact assessment* and in accordance with the policies of this Plan, the Greenbelt Plan and Provincial legislation. This policy does not apply to mineral aggregate operations.
- d) Lot Creation
 - i) In the *rural lands*, the maximum number of consents for any use permitted within the designation will not be more than 3 per each 40 hectare (100 acre)

half township lot. A severance granted within the *rural lands* designation will be limited in lot area to a minimum required to provide sufficient room for adequate servicing for permitted uses identified in the Zoning By-law; must comply with applicable *minimum distance separation formulae* requirements; is not impacted by poor drainage, topography or other hazards and maintains a reasonable *buffer* from other land uses; will abut an existing residential lot where possible or will be created at the limits of the existing parcel; and, must be re-zoned as a condition of consent to a residential use that complies with all other policies of this Plan and Zoning By-law.

- ii) Within the Greenbelt Plan Protected Countryside, *settlement area* expansions will be permitted into *rural lands*, subject to the *settlement area* policies of this Plan, the Region of Peel Official Plan and the Greenbelt Plan.

17.11 Rural Economic Development Area Designation

17.11.1 The Rural Economic Development Area designation provides for a limited range of uses that enhance tourism and recreational experiences based on the character of the *rural area*. Rural Economic Development Areas are shown on Schedule B4, Land Use Designations. Rural Economic Development Areas will only be considered in *Rural Lands* subject to an official plan and zoning by-law amendment.

17.11.2 Permitted Uses

- a) Permitted uses in Rural Economic Development Areas may include:
 - i) a spa;
 - ii) wellness centre;
 - iii) retreats;
 - iv) culinary institutes;
 - v) golf courses;
 - vi) *agri-tourism uses*, including breweries, cideries, wineries, distilleries;
 - vii) hotels, motels, inns, resort style accommodation;
 - viii) limited restaurant *development*; and,

- ix) high technology research institutes not associated with processing or manufacturing that are complimentary to and *compatible* with *Rural Lands* uses.
- b) Uses such as theme parks, go-kart racetracks, adventure game parks, amusement parks, variety stores or other similar uses are prohibited.

17.11.3 Policies

- a) Proposed uses and/or *development* in Rural Economic Development Areas will be considered on the basis of the following:
 - i) scale is appropriate;
 - ii) appropriate location and *compatibility* with existing uses;
 - iii) adherence to all Provincial requirements, including Provincial Plans and *minimum distance separation*, as applicable
 - iv) address *adverse effects* to the *agricultural system*, Prime Agricultural Areas and *Rural Lands*;
 - v) maintain the natural topography and open landscape character to the extent possible;
 - vi) have minimal impact on surrounding *farm operations*; and,
 - vii) enhance the agricultural and rural character of the area and promotes where possible the preservation of *built heritage resources* and *cultural heritage landscapes* and/or the establishment of a built form that is *compatible* with the agricultural and rural surroundings.
- b) The proposal should have no *adverse effects* including, but not limited to:
 - i) appropriateness and *compatibility* with existing uses, including scale and location;
 - ii) transportation;
 - iii) maintaining the natural topography and open landscape character to the extent possible;

- iv) impacts from any new or expanding use on surrounding agricultural operations and lands are to be assessed and mitigated to the extent feasible;
 - v) ensuring adequate separation distance, including *minimum distance separation* where applicable, and,
 - vi) ensure adequate servicing, on-site parking, setbacks, landscape and access.
- c) *Development* within Rural Economic Development Areas will be subject to site plan control.
 - d) An *agricultural impact assessment*, prepared in accordance with Provincial and Municipal guidelines, may be required, may be required.
 - e) The Town will monitor on a regular basis the number of Rural Economic Development Area *development* applications and the impacts of such uses to assist in the evaluation of official plan policies.

17.12 Estate Residential Area Designation

Estate Residential Areas identified on Schedule B4, Land Use Designations, are existing prior to adoption of this Plan. These areas contribute to a range of housing type and living styles within the Town. These areas are intended to have minimum disturbance of the natural setting and environment offering a distinctly rural atmosphere. For the Palgrave Estate Residential Community, refer to 7.1 of the 1978 Caledon Official Plan, as amended.

17.12.1 Permitted Uses

- a) Permitted uses may include:
 - i) single detached dwellings;
 - ii) apartment-in-houses;
 - iii) garden suites.

17.12.2 Policies

- a) New estate residential *development* on lands already designated for estate residential *development*, may be considered provided that such *development*:
 - i) is *compatible* with the rural landscape and surrounding uses;

- ii) protects the natural environment;
 - iii) is a logical extension of an existing estate area and servicing system;
 - iv) occurs in a phased manner; and,
 - v) has the necessary servicing, consideration of financial and physical capabilities, and the suitability and availability of municipal servicing.
- b) Estate Residential plans of subdivision, other than those shown on Schedule B4, Land Use Designations, or in the Palgrave Estate Residential Community, will not be permitted.
- c) Estate Residential *development* may occur on a condominium basis and will be subject to all municipal standards. Rural Estate Residential uses will be included in a separate zoning category in the implementing zoning by-law.
- d) Lands designated Estate Residential Area that is within the Oak Ridges Moraine Conservation Plan or Greenbelt Protected Countryside designation will also be subject to the policies of these Provincial Plans.

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18. VILLAGES AND HAMLETS

The policies in this section apply to the Villages of Alton, Belfountain, Caledon Village, Cheltenham, Mono Mills and Palgrave and the Hamlets of Albion, Campbell's Cross, Cataract, Claude, Melville, Mono Road, Terra Cotta, Victoria and Wildfield. The settlement boundaries and land use designations for these villages and hamlets are identified on Schedules E-2, E-3, E-4, E-5, E-6, E-7, E-8, E-9, E-10 and E-11.

The Villages and Hamlets are each characterized by their unique identities and rural way of life, which contribute to a strong sense of community and place. The Villages and Hamlets are also celebrated for their relationship to the surrounding rural and agricultural landscape. Their main streets, mix of uses, and community focal points provide important economic and social opportunities to support residents and the broader rural and agricultural community. The prosperity and vitality of the Villages and Hamlets will be sustained over the long-term by promoting opportunities for economic *development* and revitalization.

During the planning horizon, the Villages and Hamlets will accommodate limited growth in the form of *infill* in a manner that protects and enhances their unique identities and ensures that they remain distinct from the urban areas in the Town.

18.1 Objectives

The planning objectives for villages and hamlets are:

- a) maintain and enhance the distinctive character, identity and rich heritage of the Villages and Hamlets while permitting limited growth through *infill*;
- b) promote the efficient use of existing and planned *infrastructure* and *public service facilities*;
- c) encourage the *development* of small-scale commercial uses that support the local residents and the general area;
- d) provide opportunities for small-scale and home-based employment uses to provide jobs for local residents;
- e) promote the diversification of the economic base through the provision of goods and services, including value-added products and the *sustainable* management or use of resources;

- f) encourage the *development* of affordable housing, where such housing can be appropriately serviced; and,
- g) provide opportunities for *sustainable* and diversified tourism, including the leveraging of historical, cultural, and natural assets.

18.2 General

- 18.2.1 Permitted uses within the Villages and Hamlets will be subject to meeting servicing and other requirements as set out in this Plan. In general, growth in Villages and Hamlets will be limited to *infill* and minor rounding out of existing *development* and will be restricted to uses that are *sustainable* on individual on-site sewage services and individual on-site water services or municipal water services, as the case may be.
- 18.2.2 All new *development* will be appropriate to the *infrastructure*, which is planned or available, to avoid the need for unjustified and/or uneconomical expansion of this *infrastructure* and/or the provision of municipal water and sewer services.
- 18.2.3 New *development* will be *compatible* with the existing uses and scale of the uses and built form within the Village or Hamlet and the natural environment. For each Village or Hamlet, it is important to recognize the distinct character and to ensure that future *development* is *compatible* with and enhances the existing character to foster a sense of place in each.
- 18.2.4 It is the long-term intent of the Town and the to re-establish a mature canopy of trees along the main streets in the Villages and Hamlets. In order to achieve this objective, new street trees will be provided as a condition of *development* approval wherever possible. The requirement for the provision of street trees will be determined by the nature of the application. Street trees may be located on private property if insufficient space is available within the public right-of-way.
- 18.2.5 To establish a sense of place and location that is unique, a distinctive *public realm* along each main street in a Village and Hamlet will be created that has the effect of encouraging *conservation of built heritage resources*, attracting new *development*, where appropriate, and reducing the impact of the motor vehicle on the character of the area. In order to implement this intent, special pavement treatments, unique street furniture and signage, among other elements will be established along the street.
- 18.2.6 On-street parking will be permitted wherever possible on the main streets in the Villages and Hamlets. The amount and location of parking permitted on side streets

will be explored provided the location of the parking is appropriate for the character of the adjacent residential neighbourhoods.

- 18.2.7 Patios for restaurants on the main streets are encouraged, where permitted, in appropriate locations and with consideration for minimizing impacts on adjacent residential uses. Encroachments for such spaces into the municipal right-of-way may be considered provided the scale and extent of the patio area is appropriate for the character of the streetscape, pedestrian movement is not impeded, and provision of municipal services is not impacted.
- 18.2.8 Where a proposed non-residential *development* abuts the side yards or back yards of residential uses, the following factors will be considered by the Town in determining whether the proposed *development* is *compatible* with existing residential uses:
- a) The depth of the lot under consideration;
 - b) The orientation of the abutting lots;
 - c) The location and orientation of the dwellings on the abutting lots;
 - d) The height of the existing dwellings on the abutting lots;
 - e) The location and size of the windows in the proposed *development*;
 - f) The location of parking and access;
 - g) The nature of the uses of the yards on the abutting properties;
 - h) The nature and health of the existing trees that separate the proposed *development* from abutting land uses; and,
 - i) The nature and location of existing and proposed fencing.
- 18.2.9 In order to maintain the character of the Villages and Hamlets, all *development* will recognize the existing built form context and protect the character of the settlement and its *built heritage resources* and *cultural heritage landscapes*. In this regard, new *development* will respect and reinforce:
- a) The height, massing, and scale of nearby buildings
 - b) The average setbacks of buildings from the street;
 - c) The prevailing side and rear yard setbacks;

- d) The landscaped open space patterns;
- e) The size and configuration of lots; and,
- f) The existing street pattern.

18.2.10 Limited lot creation for residential purposes is permitted in the Villages and Hamlets provided:

- a) The frontage of the new lot and the retained lot is generally *compatible* with the average lot frontages primarily on the same side of the street and secondly in the general area to maximize, to the greatest extent possible, the separation between new and existing dwellings;
- b) The proposed *development* is *compatible* with, and supports the build form, context, and character, and ensures no negative drainage impacts on surrounding lots;
- c) The trees and vegetation will be retained and enhanced, in accordance with Part D and Part G, on the new lots and additional landscaping will be provided to integrate the proposed *development* with adjacent *development* and the existing neighbourhood;
- d) New driveways are sited to minimize tree loss;
- e) The width of new driveways are minimized; and,
- f) The orientation and sizing of the new lot(s) does not have a *negative impact* on significant views and vistas that help define a residential area.

18.2.11 It is the intent of this Plan to permit, where appropriate, the replacement of an existing single detached dwelling with a new single detached dwelling on an existing lot, with the goal being that the replacement dwelling is *compatible* with the scale of existing *development*. To implement this policy, the implementing zoning by-law will contain provisions that:

- a) Require the front yard setback for the new dwelling to be consistent with the front yards that exist on the street;
- b) Restrict the height of new dwellings to two storeys;
- c) Control the depth of new dwelling to provide for a reasonably sized backyard that is similar to the sizes of the backyards on abutting lots;

- d) Prohibit the extension of the private garage beyond the front of the dwelling or the porch, unless the projection of the garage is a defining element of the dwellings in the immediate area; and,
- e) Restrict the width of driveways and private garages facing the street.

18.2.12 New *developments* that assist Villages and Hamlets to become more complete including providing a greater range of goods and services, housing options including affordable housing and local employment will be encouraged.

18.2.13 Within *settlement areas* of the Oak Ridges Moraine Conservation Plan Area, applications for *development* or *site alteration* within *landform conservation areas* (Category 1 and 2) will be required to identify how the proposed works will keep disturbance to landform character to a minimum.

18.2.14 Where an *additional residential unit* is permitted by this Plan, the following policies will apply:

- a) Where an *additional residential unit* is permitted, it will be subordinate in size to the primary residential dwelling unit and it will be demonstrated that there is sufficient well and septic system capacity to service the *additional residential unit*.
- b) Where an *additional residential unit* is permitted in an *accessory* building, it will be located in close proximity to the primary dwelling unit and be on a lot of a sufficient size to accommodate the *additional residential unit*. New driveways from a Regional Road for a new *additional residential unit* will not be permitted.
- c) Where an *additional residential unit* is proposed on lands subject to the Greenbelt Plan, Oak Ridges Moraine Conservation Plan or the Niagara Escarpment Plan, conformity with those Provincial Plans is required.

18.3 Villages and Hamlets Designation

18.3.1 Permitted Uses

- a) The following uses may be permitted in the Villages and Hamlets designation as shown on Schedule E1, Rural System, subject to any specific policies set out in this section:
 - i) residential dwellings;
 - ii) *additional residential units* in accordance with Part C of this Plan;

- iii) bed and breakfast establishments in accordance with Section 8.5;
 - iv) business offices;
 - v) *conservation* uses;
 - vi) country inns;
 - vii) garden centres;
 - viii) garden suites;
 - ix) gas stations;
 - x) home industries as an *accessory use* to a single detached dwelling in accordance with Section 8.5;
 - xi) home occupations in accordance with Section 8.5;
 - xii) hotels and motels;
 - xiii) *additional needs housing* in accordance with Part C of this Plan;
 - xiv) open space uses;
 - xv) personal service uses;
 - xvi) *public service facilities*;
 - xvii) restaurants and take-out restaurants;
 - xviii) small-scale retail and service commercial uses; and,
 - xix) small-scale institutional and open space uses.
- b) Specific Village and Hamlet Policies
- i) In addition to the applicable policies of the Growth Plan and this Plan, Belfountain, Cataract, Cheltenham, Inglewood, Mono Mills and Terra Cotta are designated as Minor Urban Centres as shown on Schedules B3b Land Use Designations, Niagara Escarpment Plan and any proposed expansion of these Minor Urban Centres will occur in accordance with the Niagara Escarpment Plan and the Niagara Escarpment Planning and Development Act.

- ii) Refer to Part F for formerly rural portions of Campbell's Cross, Wildfield and Victoria that are within the 2051 New Urban Area.
- iii) In addition to the permitted uses in Policy 18.3.1 a), commercial or industrial *development* may be permitted within the Victoria Village boundary identified on Schedule E-9 in accordance with the implementing zoning by-law. *Development* of lands adjacent to any residential uses will minimize any land use conflicts in accordance with the relevant policies of Chapter 8, Housing, and Chapter 7, Design.

18.4 Rural Commercial Area Designation

The Rural Commercial Area designation recognizes areas that provide commercial services which serve the shopping needs of rural communities. These areas will continue to provide commercial services and are not anticipated to change significantly or redevelop within the horizon of this Plan.

18.4.1 Objectives

The planning objectives for Rural Commercial Areas are:

- a) provide for a range of permitted commercial uses;
- b) encourage and provide for more pedestrian-oriented built forms, by locating buildings close to the street as much as possible, and locating parking areas principally in the rear yard and to a lesser extent in an interior side yard; and,
- c) provide for appropriate *intensification* of existing commercial sites, including commercial *infill development* and building expansions, while advancing the objective of providing a more pedestrian-oriented character.

18.4.2 Permitted Uses

The following uses may be permitted on lands designated Rural Commercial Area:

- a) retail uses, restaurants and service uses, including drive-throughs, in accordance with Part C of this Plan;
- b) automotive service uses and sales;
- c) offices, provided they are small-scale;
- d) clinics;

- e) hotels;
- f) day care centres;
- g) garden centres or nurseries;
- h) public parks and trails;
- i) places of worship; and,
- j) uses, buildings and structures that are *accessory* to the uses permitted above.

18.4.3 *Development* in Rural Commercial Areas will:

- a) consider trail and pedestrian connections which encourage convenient and safe access for pedestrians from the street;
- b) minimize walking distances from the street to the building entrance; and,
- c) achieve a high standard of design and architectural treatment.

18.4.4 General

- a) On *major retail* sites where *infill development* is proposed, a tertiary plan may be required, at the Town's discretion, in accordance with the policies of this Plan.
- b) *Development* in Rural Commercial Areas will be *compatible* with adjacent low-rise residential uses, and mitigate *negative impacts and adverse effects*, noise, through the design and implementation of:
 - i) landscaping and *buffers*;
 - ii) transition in building height;
 - iii) suitable setbacks for loading areas and parking areas; and,
 - iv) screening to ensure there are no lighting impacts onto adjacent residential properties.

19. RURAL EMPLOYMENT CENTRES

Rural Employment Centres are small, mixed-use settlements that provide small-scale industrial and commercial *development*. These areas may be located in the southern part of the Town in close proximity to the rest of the Greater Toronto Area and growing markets and are located at the intersections of Provincial or Regional transportation routes. Sandhill is identified as a Rural Employment Centre.

Refer to the 1978 Town of Caledon Official Plan, as amended, for policies regarding Sandhill and the applicable land use schedule.

19.1 Objectives

The planning objectives for Rural Employment Centres are:

- a) ensure that a diverse and sufficient supply of employment land is available to accommodate the employment forecasts in Part B;
- b) promote the expansion of existing businesses and attract new industrial enterprises; and,
- c) develop Rural Employment Centres in a manner to minimize any land use conflict between employment and residential uses, utilizing *buffering*, landscaping, berming and appropriate site design in accordance with the design policies of this Plan.

19.2 Dry Employment Area Designation

The Dry Employment Area land use designation accommodates industrial-type uses on lands with private sanitary sewage and water services, or partial Regional piped services.

19.2.1 Permitted Uses

- a) Permitted uses may include:
 - i) manufacturing, fabricating, printing, processing, and packaging operations;
 - ii) warehousing and wholesale operations;
 - iii) transportation terminals;
 - iv) contractor's yard;

- v) auctioneer's facility;
 - vi) open storage and laydown yards;
 - vii) transfer station;
 - viii) public uses and utilities; and,
 - ix) automotive uses, excluding motor vehicle sales, rental or leasing agencies.
- b) All uses that are permitted within the Dry Employment Area designation are subject to the approval of the Region and the Province.
 - c) Major office uses are prohibited in the Dry Employment Area.

19.2.2 General

- a) Uses with high water and sewage demands that cannot be handled by private systems will not be permitted within the Dry Employment Area designation.

20. MINERAL AGGREGATE RESOURCES

These policies will be added through a future phase of the Official Plan Review. Refer to Part A, Section 1.2, for more information.

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F1	Urban System
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21. PLANNING THE URBAN SYSTEM

The Town Structure established in Part B of this Plan provides a framework for where and how Caledon will grow to the year 2051. It identifies the Urban System where the majority of growth will occur, including the lands that will be developed for New Community Areas and New Employment Areas. It also establishes Urban Centres, Neighbourhood Centres, and Urban Corridors that will permit intense, mixed-use forms of *development* within the Urban System. These components are identified on Schedule F1, Urban System.

The policies of Part F establish the land use designations and supporting policies to implement the Urban System components of the Town Structure in accordance with vision and guiding principles of the Plan. These land use designations will be assigned to lands throughout the Urban System through future amendments to this Plan to enable a range of urban land uses. The supporting policies for each designation establish required densities, and the form and design of *development*. In addition to Part F, the policies of other sections of this Plan apply as appropriate.

21.1 General

21.1.1 All New Community Areas and New Employment Areas identified on Schedule F1, Urban System, will undergo secondary planning, in accordance with the relevant policies of this Plan, to:

- a) implement the Town Structure by applying land use designations and policies:
 - i) to enable and support a range of appropriate urban land uses; and,
 - ii) protect, restore, and enhance natural features and areas and water resource system features and areas, and provide parks, open spaces, and *stormwater* management; and,
- b) establish detailed policies that build on the direction from Part C, General Policies, and elsewhere in this Plan, to guide future *development*.

21.1.2 The overall community structure conceptually illustrated on Figures F2a and F2b, Preliminary Community Structure Plan, provides a comprehensive foundation for secondary planning and *development* in the Urban System. The Preliminary Community Structure Plan was prepared based on this Plan and Town master plan documents to identify the general locations of developable areas and community-defining elements. The Preliminary Community Structure Plan incorporates applicable elements of the Town Structure, including Centres (nodes) and Corridors, natural

features and areas, the conceptual collector road network, and existing and planned parks and community facilities, including fire stations and active trails. The Town will update Figures F2a and F2b based on new or revised master plans, input from the school boards and approved secondary plans.

- 21.1.3 New and developing community and *employment areas* within the Town's New Urban Area will be subject to general land use designations until they undergo secondary planning in accordance with the policies of this Plan. More detailed and specific land use designations and policies will augment the land use designations and policies contained in Part F, Urban System, and Part D, Environment and Open Space System.
- 21.1.4 This Plan establishes a meaningful range of permitted uses for each land use designation to allow flexibility and avoid unnecessary official plan amendments. The full range of uses may not be permitted on all sites within the designation. The Zoning By-law will determine the specific uses permitted, within the broader range, based on each site's context and all of the applicable policies of the Plan.
- 21.1.5 Should any portions of the Planned Highway 413 Transportation Corridor be released from corridor protection by the Province, lands which are located between the 2051 New Urban Area on both sides (to the north and south or east and west) will be added to the Urban System and will assume the adjacent *designated greenfield area* designation of New Community Area or New Employment Area. In instances where the Corridor forms the boundary between New Community Area and New Employment Area, the Town will determine, through amendment to this Plan, the new boundary within the limits of the Planned Highway 413 Transportation Corridor that was released from corridor protection.
- 21.1.6 Former hamlet and industrial/commercial centres have been included in the Urban System. These areas (portions of the hamlets of Wildfield and Campbell's Cross and industrial/commercial centre of Victoria) will be subject to further study through secondary planning in accordance with growth phasing policies of the Plan. Until new secondary plans and land use designations are established, existing land uses may continue.
- 21.1.7 Applications for *development* within the *designated greenfield area* should only be submitted where a secondary plan is in effect, or the Town's Chief Planner deems an ongoing secondary planning process to be sufficiently advanced. A complete application will be required to include written confirmation to this effect.
- 21.1.8 Notwithstanding the requirements for secondary planning set out in Chapter 21, Urban System, *development* applications for lands within the New Community Areas

and New Employment Areas that were deemed complete prior to the adoption of this Plan will continue to follow the Town's interim enhanced *development* review process. Through that process, the requirements of the Region of Peel Official Plan will be addressed, including the policies in respect of the 2051 Urban Area and the Bolton Residential Expansion Settlement Area, where applicable.

- 21.1.9 *Development and redevelopment* in the Urban System should be staged and coordinated in alignment with the Region of Peel's Water and Wastewater Master Plan.

21.2 Existing Community and Employment Areas

As noted in Part A, Section 1.2 of this Plan, the replacement of the 1978 Official Plan, as amended, by the Future Caledon Official Plan will be completed in phases. The 1978 Official Plan, as amended, will remain in effect as it applies to the existing community and *employment areas* listed in Section 1.2 until land use designations and policies are incorporated into this Plan through a series of Town-initiated official plan amendments.

- 21.2.1 The Town will undertake detailed reviews of the existing secondary plans, or area-specific policies, for the areas listed in Policy 1.2.1 (i.e., areas now within the Urban System of this Plan) and recommend updated land use designations and policies be incorporated into this Plan through Town-initiated official plan amendments. More detailed and specific land use designations and policies will augment the land use designations and policies contained in Part F, Urban System, and Part D, Environment and Open Space System, of this Plan.
- 21.2.2 The policies in the subsequent chapters of Part F, Urban System, and elsewhere in this Plan, will provide guidance for the future reviews of the existing secondary plans and area-specific policies listed in Policy 1.2.1.

21.3 Secondary Plans

Secondary plans provide detailed *development* policies to guide growth and change in a defined area of the Town. They implement the Town Structure, objectives, policies and land use designations of this Plan for the local context, and address matters including, but not limited to:

- the Natural Environment System;
- climate change adaptation and mitigation;
- *cultural heritage resources*;

- targets for population, housing and jobs;
- the desired form and type of physical *development*;
- parks, open space, schools and community facilities;
- multimodal transportation;
- *stormwater* management;
- phasing and the delivery of *infrastructure*; and,
- implementation.

Secondary plans are contained in Part H, Site-specific Policies and Secondary Plans, and should be read in conjunction with all policies of this Plan.

Additional direction for secondary plans is provided throughout this Plan including Chapter 24, Official Plan Amendments, and Chapter 27, Development Application Requirements.

- 21.3.1 *Development* will only be permitted within the *designated greenfield area* where an approved secondary plan is in place and, where required, the subsequent tertiary plan requirements of this Plan have been satisfied. A complete application will be required to include written confirmation to this effect.
- 21.3.2 Secondary plans will be prepared and completed in accordance with the Town's Growth Management and Phasing Plan, this Plan and the Region of Peel Official Plan. The schedules that accompany each secondary plan should be consistent with Figure F2a and/or Figure F2b, Preliminary Community Structure Plan.
- 21.3.3 The proposed secondary plan boundaries on Figure F3, Secondary Planning Areas, considered the *subwatershed* boundaries and surface water drainage catchment areas relevant to the supporting local *subwatershed* studies, or equivalent studies, that will be required, as well as known land ownership groups and logical boundaries such as major roads. As noted on Figure F3, secondary plan areas identified with the same letter label (e.g., B1 and B2) generally fall within the same surface water drainage catchment area of the applicable *subwatershed*. The proposed secondary plan areas are intended to support the planning of *complete communities*.
- Proposed secondary plan areas shown on Figure F3 may be combined to create a larger secondary plan area, particularly within the same general surface water drainage catchment area (e.g., E4 and E5).
 - A smaller or alternate secondary plan area may be considered where it does not preclude comprehensive secondary planning of the surrounding remnant areas.

21.3.4 Prior to commencing the preparation of a secondary plan, terms of reference for the secondary planning process will be prepared, to the satisfaction of the Town's Chief Planner, that set out:

- a) the need for the secondary plan;
- b) the intended scope of the secondary plan, including:
 - i) rationale for the proposed secondary plan area if not in accordance with Figure F3, Secondary Planning Areas; and,
 - ii) the components to be addressed from Figure F2a or F2b, Preliminary Community Structure Plan;
- c) the process and timeline of secondary plan preparation;
- d) the supporting studies required by the Region of Peel Official Plan and this Plan;
- e) the opportunities for public participation and involvement;
- f) the role(s) and responsibilities within the proponent team and/or Town staff; and,
- g) if multiple landowners are involved, requirements related to landowner group and cost-sharing agreements, including demonstration that a formal landowner group is in place with full participation of the owner(s) of the majority of the lands in the secondary plan area.

In a Town-initiated secondary planning process, the terms of reference for the secondary plan will also be provided to Council. No supporting studies, public consultations, or any other work related to the preparation of a secondary plan, should be initiated before the terms of reference for the secondary planning process are approved.

21.3.5 The Town may undertake secondary planning for specific areas outside of the *designated greenfield Area* where it is considered necessary to provide more detailed planning objectives and policies for *intensification, redevelopment* or other *development* activities.

21.3.6 Each secondary plan should include the following:

- a) a description of the long-term vision for the area and a series of guiding principles that are intended to achieve the vision;
- b) a description of the main structural elements of the secondary plan area and how those structural elements are based on the guiding principles;
- c) a description of how much growth is planned in the secondary plan area in the form of population, housing units and employment as applicable;
- d) the minimum densities to be achieved in the secondary plan area;
- e) the housing targets for each form of residential *development*, if applicable, and an assessment of the contribution to the Town's overall housing targets;
- f) the identification of areas for key community *infrastructure* to be implemented early in the planning approval process, including lands for *stormwater* management, public health, education, recreation, parks and open space, cultural and community facilities, public safety and affordable housing;
- g) policies that ensure the efficient provision of a Caledon-wide *multimodal transportation system* that includes *sustainable* transportation and transit *infrastructure* and services, including the alignment of an east-west higher order transit corridor, the conceptual alignment of other higher order transit corridors along with sufficient east-west road and goods movement capacity;
- h) policies that provide for the orderly transition from agriculture and related uses that enable *agricultural uses* to continue for as long as practical and mitigate and/or minimize *adverse effects*;
- i) details on the land use designations that are to be applied, including the vision, goals and objectives, permitted uses and *development* policies that apply to each;
- j) policies on how the Natural Environment System within the secondary plan area is to be protected, restored or, where possible, enhanced;
- k) policies that identify how low carbon and alternative and renewable energy systems including district energy systems should be incorporated into the secondary plan area, and how future populations can be protected from climate risk;

- l) policies that identify what technical studies will be required to support the preparation and consideration of implementing *development* applications;
- m) policies that identify how much parkland is required and where and how these parkland areas will be developed;
- n) policies that specify the number of schools required, if applicable, and where;
- o) policies that provide direction regarding the *conservation of cultural heritage resources*;
- p) policies that provide guidance on the continuation, integration and/or transitioning of existing land uses and the *development* path for small land holdings;
- q) the identification of areas where tertiary plans are required or, if tertiary plans are not required, the secondary plan should include the level of detail that would be provided in a tertiary plan;
- r) a phasing plan that sets out how the secondary plan area will be phased in a logical manner to the satisfaction of the Region of Peel and in accordance with Regional requirements including the feasibility and capacity of public *infrastructure* required for *development*; and,
- s) policies that provide for appropriate urban *agricultural uses* in suitable locations, if the secondary plan applies to an *employment area*.

21.3.7 Approval of secondary plans can proceed only in accordance with staging and sequencing plans, to the satisfaction of the Region of Peel. No secondary plans will be approved in the 2051 New Urban Area until after the structure of a connected *transportation system* is planned to the satisfaction of the Region, including:

- a) the conceptual alignment of a transit system that includes an east-west higher order transit corridor; and,
- b) the conceptual alignment of transportation corridors to support travel including goods movement capacity in recognition of policies in the Region of Peel Official Plan regarding the Planned Highway 413 Transportation Corridor and support for alternatives to a highway.

21.3.8 In accordance with the Region of Peel Official Plan, until the jurisdiction and financing mechanisms for a complete local transit system are established to the satisfaction of

the Region, the Town may only approve secondary plans in the 2051 New Urban Area to enable a cumulative total of approximately 10,000 new residential units.

- 21.3.9 In the case of a secondary planning process undertaken by a landowner or landowner group, the costs associated with the supporting studies and the preparation of a secondary plan will be shared equitably among benefitting landowners of the landowner group on a proportional basis. Benefitting landowners who choose not to participate in the preparation of a secondary plan but later decide to develop their lands will be required to make a financial contribution to the costs of preparing the secondary plan based on their proportional share.

21.4 Tertiary Plans (Community Block Plans)

Tertiary plans pertain to areas within a secondary plan area and establish context for coordinated *development* that implements the vision and policies of the secondary plan.

- 21.4.1 Through secondary planning, areas will be identified where tertiary plans will be required to demonstrate how the applicable secondary plan will be implemented, and to establish a context for coordinated *development*, to the satisfaction of the Town. Tertiary planning should be done subsequent to the approval of the related secondary plan. However, at the discretion of the Town's Chief Planner:
- a) tertiary planning may begin prior to the approval of the related secondary plan, if the secondary planning process is sufficiently advanced; or,
 - b) a separate tertiary planning process may not be required if the related secondary plan includes the technical level of detail that would typically be included in a tertiary plan.
- 21.4.2 Where required, a tertiary plan should be prepared to the satisfaction of the Town, in accordance with terms of reference approved by the Town. Council should endorse a tertiary plan and related report to Council prior to the consideration of a plan of subdivision, plan of condominium, zoning by-law amendment or site plan application within the applicable secondary plan area. However, *development* applications may be processed concurrent with ongoing tertiary planning, at the discretion of the Town's Chief Planner.
- 21.4.3 A tertiary plan, its supporting studies and the related report to Council should address the following, if not already addressed through the secondary plan, to the satisfaction of the Town:

- a) delineation, protection and enhancement of Natural Features and Areas, including linkages;
- b) implementation of recommendations of local *subwatershed* studies on a sub area basis;
- c) *conservation of cultural heritage resources*;
- d) layout of the transportation system;
- e) a walkable and *transit-supportive* street network and block structure, multi-use paths, and the cycling network;
- f) the location of any future public lands that may be dedicated to the Town as part of any *development* approval process;
- g) land needs for future enhancement or expansion to transit corridors and station *infrastructure*;
- h) planning for alternative and renewable energy systems, including low carbon and district energy systems;
- i) the location of all proposed land uses;
- j) population and/or employment densities;
- k) the proposed range and mix of housing options, *transit-supportive* densities, and affordable housing;
- l) the location, size and configuration of any parks, open spaces, and schools;
- m) the provision and integration of *public services facilities*;
- n) traffic management, including traffic calming and *transportation demand management* measures;
- o) parking areas, in the context of the overall parking management strategy;
- p) the provision and coordination of water, wastewater and *stormwater* management servicing, including the location of *stormwater* management facilities, considering *infrastructure* timing identified in the Town and Regional master plans;

- q) the conceptual location and massing of larger buildings, including institutional buildings;
- r) recommendations for alternative *development* standards to support *development*, such as reduced parking standards in Centres (nodes) and Corridors;
- s) set out the sequencing of *development* and the timing of any *infrastructure* improvements, considering infrastructure timing identified in Town and Regional master plans;
- t) financial *sustainability*; and,
- u) financial and servicing agreements.

21.4.4 The tertiary plan itself will include the following:

- a) delineations of all land use designations, park and school locations, *stormwater* management facility areas;
- b) minor refinements to the secondary plan transportation network;
- c) refinements and updates to the Natural Environment System with supportive justification as required by the secondary plan; and,
- d) the local road and active transportation network including trails and transit.

21.4.5 Each tertiary plan, and the necessary supporting studies to address the matters listed in Policy 21.4.3, will be prepared by a landowner or landowner group in accordance with the policies of this Plan and the Town's terms of reference for tertiary planning. Urban design and transportation planning guidelines may also be required to inform the preparation and consideration of implementing *development* applications.

21.4.6 In the case of a required tertiary planning process undertaken by a landowner or landowner group, the costs associated with supporting studies and the preparation of a tertiary plan will be shared equitably among benefitting landowners on a proportional basis. Benefitting landowners who choose not to participate in the preparation of a tertiary plan but later decide to develop their lands will be required to make a financial contribution to the costs of preparing the tertiary plan based on their proportional share.

21.4.7 The Town may prepare, or require the preparation of, a tertiary plan to provide detailed direction for a defined area where one or more of the following elements

from Schedule B1, Town Structure, is to be implemented, particularly in urban areas planned for *intensification*:

- a) Urban Centres and Neighbourhood Centres, including *major transit station areas*;
- b) Urban Corridors; and,
- c) the Knowledge and Innovation Corridor.

21.4.8 In addition to the requirements in Policy 21.4.3, the tertiary plan for a Centre (node) or Corridor should demonstrate how various uses might be co-located, and amenities (e.g., open space) and facilities (e.g., parking and loading) might be shared. Such arrangements are strongly encouraged in the Town's Centres and Corridors. In addition, barriers between public uses, particularly between parks and schools, should be eliminated wherever possible.

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22. COMMUNITY AREAS

The Town Structure established in Chapter 3 of this Plan provides a framework for where and how Caledon will grow to the year 2051. It identifies the Urban System where the majority of growth will occur, including existing and new Community Areas.

22.1 General

22.1.1 The Town will only permit *development* in Community Areas in accordance with approved secondary plans or as set out in this Plan.

22.1.2 Where places of worship are permitted in Community Areas, the following policies apply in addition to the other policies of this Plan:

- a) Places of worship on lots that have land areas greater than 2.0 hectares will front on an arterial road. Places of worship on smaller sites may front on both arterial or collector roads.
- b) All places of worship will include appropriate on-site open spaces and landscaping that contribute to the enhancement of the place of worship and surrounding uses.
- c) On-site parking will be provided to accommodate regular worship attendance and other regular and special events in accordance with the Town's Zoning By-Law. Sufficient parking will be provided to meet typical peak demand.
- d) *Accessory uses* to a place of worship, including day cares, residences for the spiritual leader and/or caretaker, residential uses that include affordable housing and educational facilities may be permitted.
- e) All places of worship will be supported by appropriate plans and studies that manage and mitigate the potential impact of noise, light, traffic and parking on the surrounding community.

22.2 New Community Area Designation

The New Community Area designation will be applied pending the preparation and approval of secondary plans in accordance with the growth phasing policies of Chapter 4, and other policies of this Plan. The New Community Areas designation identifies lands to be developed as future residential/mixed-use communities.

As secondary planning is completed for each secondary plan area, new land use designations and policies, as set out later in this chapter and in Part D, will replace the New Community Area designation.

22.2.1 Objective

The planning objective for the New Community Area designation is to designate lands that will be developed for Community Area uses in the future. The lands will be redesignated to detailed land use designations only through the preparation and approval of a secondary plan.

New Community Areas will be designed at a higher density than existing areas in Caledon, providing more housing on less land, and with smaller lot sizes, consistent with the community building and *sustainability* objectives of this Plan. Most new buildings will generally be located closer to the street to maximize the use of land and provide for a more pedestrian oriented environment.

22.2.2 Permitted Uses in New Community Areas Prior to Secondary Plan Approval

- a) The following uses may be permitted within the New Community Area designation prior to the approval of the required secondary plan:
 - i) uses that legally existed or were permitted by zoning at the time of approval of this Plan;
 - ii) minor expansions to uses that legally existed at the time of approval of this Plan; and,
 - iii) *new agricultural uses, agriculture-related uses and on-farm diversified uses*, subject to Minimum Distance Separation II policies, as identified by the Province.

22.2.3 Land Use Designations

- a) Within New Community Areas, the land use designations will include:
 - i) Urban Centres (including the Caledon GO Primary *Major Transit Station Area*);
 - ii) Urban Corridors;
 - iii) Major Commercial/Mixed-Use Areas;

- iv) Neighbourhood Centres (including the Mayfield West Planned *Major Transit Station Area*;
 - v) Neighbourhood Area; and,
 - vi) Major Institutional Area.
- b) Lands identified conceptually as the Knowledge and Innovation Corridor on Schedule F1, Urban System, are partially located in New Community Areas. The boundaries of this corridor are to be refined through future study and the policies of Section 23.10, Knowledge and Innovation Employment Area Designation, are intended to apply.

22.3 Urban Centre Designation

The Urban Centre designation applies to lands within the Caledon GO Primary *Major Transit Station Area* delineated on Schedule B1, Town Structure, and Schedule F1, Urban System. It would also be applied to any future primary *major transit station area*.

The Caledon GO Primary *Major Transit Station Area* (identified as HUB-1, Bolton GO Primary *Major Transit Station Area* in the Region of Peel Official Plan) will be planned to be a dense hub of human activity with a range of uses that support the Town of Caledon's evolution into a complete community.

Urban Centres will be developed with the tallest buildings and broadest range of uses within the Town. Planned higher order transit service will provide these areas and broader Caledon with connections to various destinations within the Region and beyond.

A Potential Urban Centre/Potential *Major Transit Station Area* is identified on the Schedule F1, Urban System, and other schedules, near the intersection of Highway 50/Queen Street South and the railway. The Town has requested that the Province consider an additional GO station in this location, on the future Caledon-Vaughan GO rail line, to act as a catalyst for *transit-supportive mixed-use development* that would enhance housing opportunities, community amenities and mobility options for Caledon residents, employees and visitors. It is recognized that a future *major transit station area* must be delineated through a Regionally initiated amendment to the Region of Peel Official Plan in accordance with the *Planning Act*.

22.3.1 Objectives

The planning objectives for the Urban Centre designation are as follows:

- a) permit a broad range of uses and intense forms of residential, office and commercial *development* to support the *development of complete communities*;
- b) foster a diverse range of activities that make these locations a destination for many different reasons and a lively place at different times of the day and week;
- c) build a strong identity through placemaking features, including interesting architecture, public art, greenery, and heritage representation that creates a sense of belonging;
- d) include a range of unit types and a mix of amenities that support an excellent home-based work environment;
- e) provide a range of retail and service experiences that serve local needs and draw customers from a wider catchment, with particular focus on creating spaces for independent small businesses;
- f) design for a variety of residential amenities to support vibrant, walkable, and complete neighbourhoods for all age groups;
- g) use public art to create a distinct sense of place and celebrate the dynamism of the Caledon community and its rich economic, entrepreneurial, innovative, and cultural history;
- h) promote the Urban Centre as a creative centre and liveable place for entertainment, leisure and civic activities, where a variety of experiences, niche market retail, arts, entertainment and restaurant uses are available;
- i) create a comprehensive, separate, attractive and well-designed network for walking and cycling that allows people to easily get around within the Urban Centre;
- j) locate densities and uses in a manner that maximizes opportunities for walking, cycling, and transit ridership, while reducing dependency on the car;
- k) require high quality architecture and design that contributes to Caledon's character and identity; and,

- l) create a network for walking and cycling that increases the accessibility of destinations and has features that make these ways of moving around the community safe, viable, and attractive.

22.3.2 Permitted Uses

- a) A broad range of residential, retail, mixed-use, service, office, cultural, institutional, educational, hospitality, entertainment, recreation and other related uses may be permitted within the Caledon GO Primary *Major Transit Station Area*. Supporting commercial, institutional and open space uses are also permitted. The lands required for transit *infrastructure* will be identified through a future comprehensive planning process when the locations of such *infrastructure* have been determined by the Province in consultation with the Region and the Town.
- b) Detached and semi-detached dwellings may only be permitted through implementing secondary plans where it has been demonstrated to the satisfaction of the Town and Region that the planned minimum density of the *major transit station area* will be achieved.
- c) Single-purpose commercial buildings will not be permitted.
- d) To further support the evolution of the Caledon GO Primary *Major Transit Station Area* into an anchoring component of the New Urban Area, additional lands will be considered for inclusion within the Caledon GO Primary *Major Transit Station Area*, as described in the Caledon Major Transit Station Areas Study (March 2024), when the opportunity arises.

22.3.3 Densities and Heights

- a) The planned minimum density within the Caledon GO Primary *Major Transit Station Area* is 150 people and jobs combined per gross hectare. Given the time it will take for this area to be fully built out, the planned minimum density may not be achieved until beyond the planning period established by this Plan.
- b) The minimum permitted residential density is 80 units per net hectare and the maximum permitted residential density is 400 units per net hectare.
- c) The minimum permitted building height is four storeys and the maximum permitted building height is 20 storeys. However, alternative building heights may be established through implementing secondary plans where it has been demonstrated to the satisfaction of the Town and Region that the planned minimum density of the *major transit station area* will be achieved.

- d) Any other future primary *major transit station area* will be delineated through a Regionally initiated amendment to the Region of Peel Official Plan in accordance with Section 16(6) of the *Planning Act*, which will also recommend a minimum planned density. The Town will undertake comprehensive planning for future primary *major transit station areas* to address the study requirements established by Regional policies.

22.3.4 Development Policies

- a) The character of the Urban Centre will be decidedly urban with buildings located close to the street edges and with streets planned from the outset as complete streets with equal emphasis placed on pedestrian and motor vehicle travel.
- b) Surface parking lots will be limited in area with at least 80 percent of the required parking planned to be provided in underground or above-ground structures. Existing surface parking lots that do not meet *major transit station area* objectives will be encouraged to redevelop. Prior to the build out of the Caledon GO Primary *Major Transit Station Area*, temporary surface parking may be utilized.
- c) A fine-grained grid network of streets will be established to promote connectivity throughout the Urban Centre.
- d) Buildings should have active façades including primary entrances and windows facing the street to enhance the physical and functional relationship to the *public realm*.
- e) Buildings on corner lots will provide a distinct architectural appearance with building massing and articulation that addresses both streets and creates a comfortable microclimate for pedestrians.
- f) The Town will consider the use of inclusionary zoning and the establishment of a community planning permit system on the lands within the Caledon GO Primary *Major Transit Station Area*. The intent of inclusionary zoning would be to support the *development* of affordable housing. The intent of the community planning permit system would be to streamline the *development* approval process. Other mechanisms such as transit-oriented *development* (TOD) guidelines, financial incentive programs and other appropriate implementation tools may also be considered.
- g) Implementation tools and mechanisms will address land use *compatibility* and the separation or mitigation of *sensitive land uses* in accordance with requirements of the Provincial Policy Statement and Provincial guidelines, standards, and

procedures. This will include an assessment of the need for proposed *sensitive land uses* and alternative locations in Caledon.

- h) Alternative *development* standards that provide additional flexibility with respect to the mixing of uses, built form and parking standards will also be considered by the Town through the *development* approval process.
- i) Proposed *development* will be required to:
 - i) consider the status of the *major transit station area's* transit *infrastructure/station* (i.e., unfunded, in delivery or existing);
 - ii) demonstrate how the *development* will contribute to *transit-supportive* densities that recognizes the character and scale of the surrounding community;
 - iii) support a compact urban form that directs the highest intensity *transit-supportive* uses close to the transit station or stop;
 - iv) address Regional and local municipal housing policies to provide a range and mix of housing options and densities, including affordable housing;
 - v) support the provision of an inter-connected and multimodal street pattern that encourages walking, cycling, and the use of transit and supports mixed-use *development*;
 - vi) provide an appropriate mix of land uses and amenities that promotes *transit-supportive* neighbourhoods;
 - vii) implement the provision of bicycle parking, and where applicable, passenger transfer and commuter pick-up/drop-off area;
 - viii) prohibit the establishment of uses that would adversely impact the ability to achieve the minimum density target; and,
 - ix) support high quality *public realm* improvements to enhance the Urban Centre.
- j) On lands within the *major transit station area* that have limited *redevelopment* potential, growth and improved multi-modal access and connectivity will be supported.

22.4 Neighbourhood Centre Designation

The Neighbourhood Centre designation is intended to be applied to the lands conceptually shown as Neighbourhood Centre on Schedule B1, Town Structure. Neighbourhood Centres are to be planned as vibrant focal points for the surrounding neighbourhood offering a range of goods and services to the neighbourhood for resident and worker daily needs within easy walking or cycling distance. *Development* within Neighbourhood Centres will take the form of mid-rise mixed-use buildings that can incorporate a mix of residential, commercial, office and service uses. They will be designed with an emphasis on quality pedestrian streetscapes and will be highly connected to transit and cycling *infrastructure*.

The character of a secondary *major transit station area*, which would also be a Neighbourhood Centre in this Plan, will be decidedly urban with buildings located close to the street edges and with streets planned from the outset as complete streets with equal emphasis placed on pedestrian and motor vehicle travel.

The Mayfield West Planned *Major Transit Station Area* is identified as a Neighbourhood Centre on Schedule B1, Town Structure. The Town will work jointly with the Region and Provincial government to review the status of transit *infrastructure* for this planned *major transit station area*, as well as comprehensive land use changes and strategic considerations, to evaluate its reclassification as a secondary *major transit station area*.

The boundary of the Mayfield West Planned *Major Transit Station Area* and that of any other future secondary *major transit station area* must be delineated through a Regionally initiated amendment to the Region of Peel Official Plan in accordance with the *Planning Act*.

22.4.1 Objectives

The planning objectives for the Neighbourhood Centre designation are as follows:

- a) facilitate mid-rise forms of *development* allowing for more affordable housing, to support commercial uses and create opportunities for neighbourhood residents to age in place;
- b) provide a broad range of neighbourhood-oriented uses, within mixed-use buildings, allowing the community to access daily needs within a convenient walking or cycling trip;

- c) establish a quality built form that will provide a focal point for neighbourhoods and contribute to their vibrancy, character and identity;
- d) create neighbourhood-scale transportation hubs that can integrate multiple modes of transportation and support transit ridership;
- e) build a strong identity for each Neighbourhood Centre through placemaking features, including interesting architecture, public art, greenery, and heritage representation that creates a sense of belonging;
- f) provide a range of retail and service experiences that serve local needs and draw customers from wider catchment, with particular focus on creating spaces for independent small businesses;
- g) create a comprehensive, separate, attractive and well-designed network for walking and cycling that allows people to easily get around within the Neighbourhood Centre; and,
- h) locate densities and uses in a manner that maximizes opportunities for walking, cycling, and transit ridership, while reducing dependency on the car.

22.4.2 Permitted Uses

- a) A broad range of residential, retail, mixed-use, service, office, cultural, institutional, educational, hospitality, entertainment, recreational and other related uses may be permitted.
- b) Single-purpose commercial buildings will not be permitted.
- c) Within the Mayfield West Planned *Major Transit Station Area*, a wide range of dwelling unit types will be permitted, except for detached and semi-detached dwellings. The lands required for transit *infrastructure* in the Mayfield West Planned *Major Transit Station Area* will be identified through a future comprehensive planning process when the locations of such *infrastructure* have been determined by the Province in consultation with the Region and the Town.

22.4.3 Density and Height

- a) The minimum density on the lands within the Mayfield West Planned *Major Transit Station Area* will be confirmed through a future amendment to this Plan.

- b) Minimum and maximum permitted building heights within the Mayfield West Planned *Major Transit Station Area* will be confirmed through a future amendment to this Plan.
- c) The minimum permitted residential density within the Neighbourhood Centre designation, excluding the Mayfield West Planned *Major Transit Station area*, is 50 units per net hectare and maximum permitted residential density is 200 units per net hectare.
- d) The minimum permitted building height within the Neighbourhood Centre designation, excluding the Mayfield West Planned *Major Transit Station area*, is three storeys and the maximum permitted building height is 12 storeys.

22.4.4 Development Policies

- a) Streets within the Neighbourhood Centre designation will be designed and laid out based on a modified grid pattern, which responds to topographical features, natural open spaces, built heritage, and existing *development* patterns.
- b) Surface parking lots for mixed-use buildings will be limited in area with at least 80 percent of the required parking planned to be provided in underground or above-ground structures. Existing surface parking lots within a secondary *major transit station area* that do not meet *major transit station area* objectives will be encouraged to redevelop. Prior to the build out of a secondary *major transit station area*, temporary surface parking may be utilized.
- c) Elementary schools and other institutional uses should be co-located with parks, trails and other community uses, including day cares, to develop integrated community hubs.
- d) Day cares should also be integrated into residential areas.
- e) A comprehensive and integrated continuous trail network should be established in each Neighbourhood Centre in order to contribute to the establishment of walkable, bicycle-friendly and active mixed-use centres. Trails and/or walkways will be integrated into *development* proposals to maximize connectivity:
 - i) within the Neighbourhoods Centre designation and between neighbourhoods and/or *employment areas*;
 - ii) to *active transportation* routes; and,

- iii) to promote public access to community uses and natural areas and features.
- f) Pedestrian and multi-use trails will provide access to and through parks and where appropriate, the Natural Environment System, and will be planned to help encourage *active transportation* as a viable means of both recreation and transportation.
- g) The local road system will be designed to enhance the pedestrian environment by increasing the visual interest of streets and pedestrian comfort through the provision of sidewalks, walkways, frequent intersections, attractive streetscapes and landscaping.
- h) Neighbourhood Centres will be designed with a high priority placed on the pedestrian, cycling and transit experience, utilizing site layout, building location and building design to reinforce convenience, comfort and safety.
- i) Transit-oriented forms of *development* and *transit-supportive* public space design will be of a high priority for *development* within Neighbourhood Centres.
- j) The location and orientation of buildings will be required to frame and address parks and open space, and where possible, provide new opportunities for access and visual connections to the landscape as part of everyday life.
- k) The Town will consider the use of inclusionary zoning and the establishment of a community planning permit system on the lands within the Mayfield West Planned *Major Transit Station Area*. The intent of inclusionary zoning would be to support the *development* of affordable housing. The intent of the community planning permit system would be to streamline the *development* approval process. Other mechanisms such as transit-oriented *development* guidelines, financial incentive programs and other appropriate implementation tools may also be considered.
- l) Implementation tools and mechanisms will address land use *compatibility* and the separation or mitigation of *sensitive land uses* in accordance with requirements of the Provincial Policy Statement and Provincial guidelines, standards, and procedures. This will include an assessment of the need for proposed *sensitive land uses* and alternative locations in Caledon.
- m) Alternative *development* standards that provide additional flexibility with respect to the mixing of uses, built form and parking standards will also be considered by the Town through the *development* approval process.

- n) Proposed *development* within the Mayfield West Planned *major transit station area* will be required to:
 - i) consider the status of the *major transit station area's* transit *infrastructure/station* (i.e., unfunded, in delivery or existing);
 - ii) demonstrate how the *development* will contribute to *transit-supportive* densities that recognizes the character and scale of the surrounding community;
 - iii) support a compact urban form that directs the highest intensity *transit-supportive* uses close to the transit station or stop;
 - iv) address Regional and local municipal housing policies to provide a range and mix of housing options and densities, including affordable housing;
 - v) support the provision of an inter-connected and multimodal street pattern that encourages walking, cycling, and the use of transit and supports mixed-use *development*;
 - vi) provide an appropriate mix of land uses and amenities that promotes *transit-supportive* neighbourhoods;
 - vii) provide bicycling parking, and where applicable, passenger transfer and commuter pick-up/drop-off areas;
 - viii) prohibit the establishment of uses that would adversely impact the ability to achieve the minimum density target; and,
 - ix) support high quality *public realm* improvements to enhance the *major transit station area*.

22.5 Urban Corridor Designation

The Urban Corridor designation is intended to be applied to the lands conceptually shown as Urban Corridors on Schedule B1, Town Structure. Urban Corridors connect neighbourhoods and are mixed-use, mid-rise communities themselves that support quality urban living environments connected to transit services and cycling *infrastructure*.

Urban Corridors will provide a range and mix of activities that meet the needs of residents living within Corridors and also within surrounding neighbourhoods. These corridors are intended to play a major role in providing opportunities for compact

forms of *development* that use land efficiently, provide opportunities for more affordable forms of housing and are *transit-supportive*. These corridors are anticipated to be approximately 100 metres in depth on either side of the road and will be characterized by a mixture of primarily high intensity forms of *development*, including retail and service commercial uses, offices and residential apartments, as well as *community facilities*.

22.5.1 Objectives

The planning objectives for the Urban Corridor designation are as follows:

- a) facilitate mid-rise forms of *development* that can allow for more affordable housing, support commercial uses and create opportunities for residents to age in place;
- b) provide a broad range of neighbourhood-oriented uses, within mixed-use buildings, providing the community access to daily needs within a convenient walking or cycling trip;
- c) establish a quality built form that will provide for attractive neighbourhood streetscapes that contribute to neighbourhood vibrancy, character and identity;
- d) create neighbourhood-scale transportation hubs that can integrate multiple modes of transportation and support transit ridership; and
- e) create street environments that prioritize pedestrians, cyclists and transit users.

22.5.2 Permitted Uses

A broad range of retail, service, office, cultural, institutional, educational, hospitality, entertainment, recreational and other related uses may be permitted. Medium and high density residential uses are also permitted. Ground-related medium density residential uses may be permitted towards the rear of the Urban Corridor.

22.5.3 Development Policies

The planned built form characteristics for this designation encourage the *development* of a wide variety of building forms, generally mid-rise in height, but with higher buildings depending on location. All buildings are intended to have a strong street presence. On this basis, below are the design and built form criteria that will be applied in the Urban Corridors:

- a) Buildings should be located on or close to the street line and massed at intersections to establish a strong street edge.
- b) The *development* of mixed-use buildings is encouraged; however, stand-alone commercial and residential buildings are permitted.
- c) Buildings up to 12 storeys may be permitted. Lower building heights and/or greater setbacks and step-backs will be required adjacent to existing and planned low-rise neighbourhoods.
- d) The *development* of additional surface parking adjacent to the Urban Corridor is generally not permitted. Instead, all future parking spaces should be included within structured parking garages screened from view of the streets or in underground parking. Where it is appropriate, surface parking may be located to the rear of buildings that front on the Urban Corridor.
- e) Surface parking lots should be broken up into small sections with appropriate amounts of landscaping to modify the effects created by large asphalt areas.
- f) A strong landscaped street edge treatment should be provided.
- g) To support transit friendliness, well-articulated, accessible and visible pedestrian walkways traversing parking areas should be provided between the street and main entrances.
- h) Given the potentially large-scale of buildings under this category, massing strategies should be employed to modify its impacts, and the building façades should be articulated accordingly.
- i) Urban Corridors may be designed with double frontage to be oriented to major streets and also the interior portion of adjacent neighbourhoods.
- j) High priority placed on the pedestrian, cycling and transit experience within Urban Corridors, utilizing site layout, building location and building design to reinforce convenience, comfort and safety.
- k) Transit-oriented *development* and *transit-supportive* public space design will be a high priority within Urban Corridors.
- l) Buildings should be designed to include highly articulated façades at the ground plane, avoid blank walls, and incorporate large windows, accented main entryways and other elements that enhance the pedestrian environment.

22.6 Downtown Bolton Designation

These policies will be added through a future phase of the Official Plan Review. Refer to Part A, Section 1.2, for more information.

22.7 Neighbourhood Area Designation

The Neighbourhood Area designation will apply to areas that are planned to accommodate a wide range of housing types and forms for all ages and incomes in a more *compact built form* than older established neighbourhoods in the Town. In addition to housing, Neighbourhood Areas will be planned to accommodate the schools, parks and other institutional uses needed to support the *development of complete communities* along with mixed-use areas that will accommodate a range of neighbourhood-scale retail, commercial, personal service and professional service uses in a mixed-use setting with residential uses.

22.7.1 Objectives

The planning objectives for the Neighbourhood Area designation are as follows:

- a) provide for new housing opportunities to meet the Town's projected housing needs;
- b) provide for a range of housing types, tenure and affordability to promote *accessible*, affordable, adequate, and appropriate housing for all socio-economic groups;
- c) ensure new residential areas permit a mix of complimentary and *compatible* land uses, including *compact built form* and *community facilities*, small-scale commercial uses, service office uses and parks and open space areas to support the creation of complete and walkable communities; and,
- d) guide the *development* of neighbourhoods based on their context, location, age, maturity and the need to offer transportation options, aging in place opportunities, and greater affordability.

22.7.2 Permitted Uses

- a) residential uses;
- b) long term care homes and *retirement homes*;

- c) *public service facilities* that are integral to a neighbourhood including but not limited to places of worship, day cares, libraries, schools, community centres and public recreation facilities; and,
- d) neighbourhood-scale retail, commercial, personal service and professional service uses that are integrated within mixed-use buildings or on mixed-uses sites.

22.7.3 Development Policies

- a) Streets within Neighbourhood Areas will be designed and laid out based on a modified grid pattern, which responds to topographical features, natural open spaces, built heritage, and existing *development* patterns.
- b) Elementary schools and other institutional uses will be encouraged to be co-located with parks, trails and other community uses in the *development* of integrated community hubs.
- c) Trails and/or walkways will be integrated into *development* proposals to maximize connectivity within neighbourhoods and between neighbourhoods, to promote public access to community uses and natural heritage features.
- d) The local road system will be designed to enhance the pedestrian environment by increasing the visual interest of streets and pedestrian comfort through the provision of sidewalks, walkways, frequent intersections, attractive streetscapes and landscaping.
- e) Buildings in low-rise areas will generally not exceed three storeys in height. However, buildings as high as six storeys may be permitted on mixed-use sites.
- f) Neighbourhood Areas will be designed with a high priority placed on the pedestrian, cycling and transit experience within neighbourhoods, utilizing site layout, building location and building design to reinforce convenience, comfort and safety.
- g) Transit-oriented forms of *development* and *transit-supportive* public space design will be of a high priority for *development* on sites located on arterial roads within Neighbourhood Areas.
- h) The location and orientation of buildings are required to frame and address parks and open space, and where possible, provide new opportunities for access and visual connections to the landscape as part of everyday life in Caledon.

- i) Pedestrian and multi-use trails provide access to and through parks and where appropriate, the Natural Environment System, will be planned to help encourage *active transportation* as a viable means of both recreation and transportation.
- j) A comprehensive and integrated continuous trail network be established in each Neighbourhood Area, in order to contribute to the establishment of walkable, bicycle-friendly and active neighbourhood.
- k) Block lengths should generally range between 200 and 250 metres and in special circumstances, where blocks lengths exceed 250 metres, a through-block pedestrian walkway should be provided.
- l) Collector roads, shown conceptually on Schedule F1, Urban System, are required to have an urban character, and be designed with equal consideration given to the needs, safety and comfort of pedestrians, cyclists, transit and motorists.
- m) Public or private laneways are permitted in strategic locations adjacent to arterial and collector roads, in order to provide a street-oriented built form presence with a continuous rhythm of building frontages and front yard landscaping, while eliminating the need for front yard driveways.
- n) The primary façade of all buildings in Neighbourhood Areas will relate directly to the street and be sited generally parallel to it, creating a well- balanced, human-scale street and building relationship, which encourages pedestrian activity.
- o) Where building elevations are visible from adjacent streets and open spaces, a variety of massing be achieved through alternative façade treatments, roof line, emphasis, building projections, materials, colours and certain architectural styles.
- p) The *development* of pedestrian-oriented focal points that are walkable from nearby areas is required. These spaces are intended to provide an internal focal point for the area and function as a public gathering area serving the immediate neighbourhood and visitors to the area. These spaces should be easily *accessible* and visible to the public, contain seating amenities, hard landscaping, and natural elements, and provide *passive recreation* uses, possible public or private programmed activities and public art. Adjacent commercial uses are encouraged to be integrated with and front upon these spaces.

22.8 Major Commercial/Mixed-Use Area Designation

The Major Commercial/Mixed-Use Area designation is intended to apply to areas where higher order retail uses and complementary medium and high density

residential uses are located in a mixed-use setting. Major Commercial/Mixed-Use areas are intended to be strategically located destinations where a range of commercial, personal service and professional service uses are located to serve adjacent community areas.

22.8.1 Objectives

The planning objectives for the Major Commercial/Mixed-Use Area designation are as follows:

- a) establish Major Commercial/Mixed-Use Area designation as major activity areas in New Community Areas;
- b) provide a focus for the *development* of *major retail* uses in New Community Areas;
- c) provide for the establishment of focal points that are easily accessed by pedestrians, bicycles and transit; and,
- d) provide for a diverse range of retail and service uses to serve new Community Areas and adjacent areas.

22.8.2 Permitted Uses

- a) A broad range of retail, service, office, cultural, institutional, hospitality, entertainment, recreational and other related uses may be permitted. Medium and high density residential uses are also permitted. Ground-related residential uses are not permitted.

22.8.3 Development Policies

The planned built form characteristics for this designation are intended to incorporate a full range of uses to support the needs of the local population with buildings aligned along arterials, collectors and internal streets with consistent setbacks, punctuated at key points with open spaces, parks and urban squares. Non-residential and residential uses are intended to be integrated in a mixed-use setting in a manner that is *transit-supportive* and pedestrian-oriented. On this basis, below are the design and built form criteria that will be applied in the Major Commercial/Mixed-Use Area designation:

- a) Buildings should generally be placed on a site to respect a consistent setback and provide for continuity in built form along public streets.

- b) *Development* will be planned to be pedestrian, bicycle and transit-friendly from the outset with a pattern of streets and blocks that encourages pedestrian circulation even where the “streets” in large *developments* may initially be privately owned and maintained. In particular, *development* will be oriented to the street and designed to promote a vital and safe street life and to support the early provision of transit.
- c) The *development* of pedestrian-oriented focal points that are walkable from nearby areas is required to be a key component of *development* in the Major Commercial/Mixed-Use Area designation. These spaces are intended to provide an internal focal point for the area and function as a public gathering area serving the immediate neighbourhood and visitors to the area. These spaces should be easily *accessible* and visible to the public, contain seating amenities, hard landscaping, and natural elements, and provide *passive recreation* uses, possible public or private programmed activities, and public art. Adjacent commercial uses are encouraged to be integrated with and front upon these spaces.
- d) The minimum height of any new residential building will be four storeys and the maximum height will be 12 storeys. The minimum height for non-residential buildings will be two storeys.

22.9 Major Institutional Area Designation

While small-scale institutional uses may be located within the Neighbourhood Area designation, the Major Institutional Area designation is to be applied to larger institutional uses such as hospitals, colleges and universities, secondary schools and larger places of worship. The Major Institutional Area designation will be applied to locations that can accommodate large amounts of traffic, are well connected to transit, and are in close proximity to complementary uses that can offer the daily goods and services that employees need.

22.9.1 Objectives

The planning objectives for the Major Institutional Area designation are as follows:

- a) establish locations up-front within the Urban System for future institutional uses that are important to serve the needs of the Caledon community;
- b) integrate institutional uses into the fabric of the Urban System to avoid isolated institutional campuses that disconnect institutions from the remainder of the community; and,

- c) locate large institutional uses so they are well connected by transit and bicycle *infrastructure*.

22.9.2 Permitted Uses

- a) A broad range of institutional, recreational and other related uses such as secondary schools, community centres, long term care homes, colleges and universities and hospitals. Supporting retail, commercial, personal service and professional service uses may be permitted. Places of worship on sites greater than 2.5 hectares may also be permitted.

22.9.3 Development Policies

- a) All uses within the Major Institutional Area designation should be designed with a high priority on the pedestrian, cycling and transit environment.
- b) The maximum building height will be eight storeys.
- c) Sites should be designed with pedestrian environments including enhanced street tree planting, enhanced landscaping, street furniture, public seating areas, and transit shelters.
- d) Parks, open spaces and trail networks should be connected to Major Institutional Areas to enhance their attraction.
- e) The internal road networks in Major Institutional Areas should be designed to separate pedestrian, cycling and transit access points from those streets used for truck traffic for goods movement.
- f) Surface parking areas should be located in the rear and interior side yard.
- g) Underground parking and structure parking, integrated into the building design is encouraged.
- h) New Institutional lands will be in Urban Centres, or other areas with existing or planned higher order transit service.
- i) Public squares, urban parks and other social spaces should be incorporated into new institutional uses in areas of high pedestrian activity, near transit stations and at focal points within the district.

23. EMPLOYMENT AREAS

Employment Areas are places of business and economic activity that are vital to maintain a healthy economy and accommodate future jobs and economic opportunities. These areas are intended to provide industrial, business and office activities, which will be the major source of employment opportunities in the Town. The *employment areas* permit a wide range of business and economic activities and are defined by four specific urban employment land use designations: Prestige Employment Area, General Employment Area, Goods Movement District, and Knowledge and Innovation Employment Area. The Employment land use designations intend to accommodate a diverse range of employment uses to achieve the employment forecast and to provide for *compatible* uses in appropriate locations with a variety of form, scale, and intensity of *development*.

23.1 General

- 23.1.1 The Town supports the *intensification* of existing *employment areas* with uses that are *compatible* with existing uses, and will:
- a) Promote and facilitate opportunities for *redevelopment* and growth in existing *employment areas*;
 - b) Work with landowners to assess interest in developing the lands and assessing feasibility of *development*; and,
 - c) Explore *redevelopment* opportunities on brownfield industrial sites.
- 23.1.2 The *intensification* of employment uses with *compatible* employment uses is encouraged in particular to lands with existing or planned transit services.
- 23.1.3 High density employment uses such as major office and major institutional *development* will be directed to Urban Centres, or appropriate land use designations with existing or planned transit services.
- 23.1.4 *Buffering*, landscaping and strategic site design will be required to ensure visual and physical separation between employment uses and adjacent non-*employment areas* to maintain land use *compatibility*.
- 23.1.5 *Sensitive land uses*, if proposed with an *employment area*, will require the completion of a land use *compatibility* assessment, in accordance with Provincial standards, to the satisfaction of the Town and Region, to ensure that the use is appropriate, and the

location and design of the use can minimize and mitigate any *adverse effects* on neighbouring uses particularly vulnerable to encroachment.

23.1.6 Where avoidance is not possible, the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment will be protected by ensuring that the planning and *development* of any proposed adjacent *sensitive land uses* are only permitted if the following are demonstrated in accordance with provincial guidelines, standards and procedures:

- a) there is an identified need for the proposed use;
- b) alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;
- c) *adverse effects* to the proposed sensitive land use are minimized and mitigated; and,
- d) potential impacts to industrial, manufacturing or other uses are minimized and mitigated.

23.1.7 The Town will establish detailed policies through the secondary planning process for sector targeted growth by:

- a) identifying the Brampton-Caledon Airport and the lands surrounding it to protect its flight path and to attract the aerospace industry;
- b) identifying strategic locations for knowledge-based growth and cluster *development* to protect for higher-order employment uses and promote employment density, including the planned Knowledge and Innovation Corridor;
- c) ensuring employment uses are promoted and protected in mixed-use *developments*;
- d) ensuring opportunities for skills training and post-secondary uses exist in major employment areas; and,
- e) establishing mechanisms to promote the diversification of employment land *development* away from concentration on one use to create opportunities for a mix of sector investment and achieve employment targets.

23.1.8 *Employment areas* will be developed in accordance with the Town's Growth Management and Phasing Plan, the provision of Regional services such as water,

wastewater, and transportation, and based on availability of servicing capacity and budget allocation.

23.2 Retail Uses in Employment Areas

23.2.1 Retail and commercial uses providing services to workers may be permitted in *employment areas* and will be assessed as appropriate by the following requirements:

- a) have a gross leasable area of less than 1,000 square metres;
- b) strategic and *accessible* locations in existing and future *employment areas*; and,
- c) complementary to *employment area* uses such as eating establishments, banks, gas stations, day cares, fitness facilities, personal and health care services, small-scale service-oriented businesses.

23.2.2 Retail and commercial uses which are below *major retail* thresholds in *employment areas* may be permitted provided:

- a) they are located on the periphery of *employment areas*;
- b) a *buffer* to *sensitive land uses* is provided to maintain land use *compatibility*; and,
- c) they are in close proximity to transit service.

23.2.3 Notwithstanding Policy 23.2.2, retail and commercial uses may be permitted within designated heritage buildings anywhere in an *employment area*, provided that appropriate *buffering* and access is provided, to support the *conservation* of built *cultural heritage resources*.

23.2.4 Retail uses in *employment areas* are discouraged except for retail uses servicing the *employment area* and retail ancillary to a permitted employment use.

23.3 Conversion of Employment Areas

23.3.1 Conversion of *employment areas* designated on Region of Peel Official Plan Schedule E-4 to non-employment uses may only be considered through a municipal comprehensive review, and must demonstrate that:

- a) There is a need for the conversion.
- b) The lands are not required over the horizon of the Plan for the employment use they were designated.

- c) The Region and local municipalities will maintain sufficient employment land to meet the employment forecasts of this Plan.
- d) The proposed uses do not affect the overall viability of the *employment area* and the achievement of *intensification* and density targets, as well as other policies of this Plan;
- e) There is existing or planned *infrastructure* and *public service facilities* to accommodate the proposed uses;
- f) The lands do not affect the operations or viability of existing or permitted employment uses on nearby lands; and,
- g) Cross-jurisdictional issues have been considered.

For the purposes of this policy, *major retail*, residential and non-ancillary uses are not considered employment uses unless already permitted by a designation identified in the *employment area* of the Town's Official Plan.

- 23.3.2 The conversion of lands within *employment areas* to non-employment uses such as major retail, residential, and other *sensitive land uses* not ancillary to the primary employment use is prohibited, unless undertaken in accordance with 23.3.1.

23.4 Future Strategic Employment Area

- 23.4.1 Future Strategic Employment Area is not a land use designation and confers no permitted uses. These lands are part of the Rural System unless otherwise noted.
- 23.4.2 The Town will identify and protect the Future Strategic Employment Area beyond the horizon of this Plan, for comprehensive study and assessment with respect to long-term planning for employment needs adjacent to or in the vicinity of future transportation *infrastructure*.
- 23.4.3 The Future Strategic Employment Area, as shown in Schedule B2, Growth Management, is strategically located in areas adjacent to or in the vicinity of future goods movement transportation corridors and transit *infrastructure*.
- 23.4.4 The Regional Urban Boundary may only be expanded to include Future Strategic Employment Areas through a Region of Peel Official Plan Amendment and municipal comprehensive review initiated by the Region.

23.5 Accessory Outdoor Storage, Open Storage Uses, Contractors Yards, and Truck and Trailer Parking

23.5.1 Where the policies of this Plan permit *accessory* outdoor storage, open storage uses, contractors yards and truck and trailer parking within *employment areas*, the policies of this section apply.

23.5.2 Accessory Outdoor Storage

- a) *Accessory* outdoor storage for the purposes of this policy is the outdoor storage of raw materials, finished materials and/or commodities that is *accessory* to the principal use of the property, with that principal use located within a building(s).
- b) *Accessory* outdoor storage is not permitted in the front yard or exterior side yard of a lot that fronts on a Provincial highway, a Regional Road or a Town arterial road.
- c) *Accessory* outdoor storage is permitted within the interior side and rear yard provided year-round screening is provided through the use of landscaping, berms and/or solid fencing.
- d) Maximum heights for outdoor storage should be included within the implementing Zoning By-law.

23.5.3 Accessory Truck and Trailer Parking

Where the outdoor parking of trucks is required in conjunction with a permitted use that is conducted within a building, the parking of trucks is only permitted within the rear and interior side yards provided year-round screening is provided through the use of landscaping, berms and/or solid fencing. The outdoor parking of trucks is not permitted within a front or exterior side yard.

23.5.4 Open Storage Uses, Contractors Yards and Truck and Trailer Parking

- a) The policies of this section apply to open storage uses, contractors yards and truck parking yards that are the principal use of a lot. In cases such as these, the use of the entire property for such uses is permitted provided year-round screening is provided on all lot lines through the use of landscaping, berms and/or solid fencing.
- b) Maximum heights for open storage should be included within the implementing Zoning By-law.

23.6 New Employment Area

The Town Structure established in Chapter 3 of this Plan establishes a framework for where and how Caledon will grow to the year 2051. It is within the Urban System where the majority of new population and employment will be accommodated. This section establishes the planning designations for the New Employment Areas that will be applied through the preparation and approval of secondary plans that are prepared in accordance with Part B of this Plan.

The New Employment Area designation identifies lands that will be developed for employment uses in the future. *Development* will not be permitted on these lands until a secondary plan is approved. Through the approval of a secondary plan, land use designations will be applied to replace the New Employment Area designation.

23.6.1 Objective

The planning objective for the New Employment Area designation is to designate lands that will be developed for employment uses in the future. The lands will be redesignated to detailed land use designations only through the development of a secondary plan.

23.6.2 Permitted Uses in New Employment Areas prior to Secondary Plan Preparation

- a) The following uses may be permitted within the New Employment Area designation prior to the preparation of the required secondary plan:
 - i) uses that existed at the time that this Plan was adopted;
 - ii) minor expansions to uses existing at the time this Plan was adopted; and,
 - iii) new *agricultural uses*, subject to Minimum Distance Separation II policies, as identified by the Province.

23.6.3 Planning Designations

- a) Within New Employment Areas, the Planning Designations will include:
 - i) Prestige Employment Area
 - ii) General Employment Area
 - iii) Knowledge and Innovation Employment Area

- b) The Campbell's Cross Transition Area is an overlay designation within New Employment Areas. The Town will determine appropriate policies and mapping refinements to address the transition between the existing residential uses in Campbell's Cross and the New Employment Area through secondary planning. Notwithstanding the requirement for full municipal sewage and water services, lands designated as a New Employment Area may be permitted to develop for interim dry employment uses that do not require extension of municipal services or any significant new *infrastructure*, subject to approval of a temporary use by-law in conformity with Part G, Policy 25.1.11, Temporary Use By-laws. *Development* proposals for such employment uses will also demonstrate that:
- i) the long-term *development* and servicing of the lands for more intensive planned permanent employment uses will not be precluded;
 - ii) the land use will not prevent the comprehensive *development* of the area and will not require the construction of new permanent buildings or structures;
 - iii) the *compatibility* of the land use with existing and future surrounding land uses;
 - iv) access to the lands is appropriate for the proposed land use;
 - v) the temporary use will not adversely impact traffic or transportation facilities in the area and provides adequate on-site parking facilities;
 - vi) the owner will execute an agreement recognizing the temporary nature of the approvals;
 - vii) landscaping, screening and quality urban design are implemented on site;
 - viii) servicing options have been evaluated and the evaluation has confirmed that extension of full municipal services is not required or immediately available to service the proposed *development*;
 - ix) the preferred servicing option is acceptable to the Region and Town, and will be financially feasible and *sustainable* for both;
 - x) when full municipal services are extended and made available, the *development*, at no cost to the Region or Town, will connect to the municipal water and wastewater servicing system on terms acceptable to the Region and Town;

- xi) the objectives, targets, criteria, and recommendations of the Region of Peel Scoped Subwatershed Study (Wood et al., 2022) including identification of a *natural heritage system* and *stormwater* management requirements have been addressed; and,
- xii) environmental and *agricultural impact assessments*, and other land use *compatibility* evaluations have been completed and will be addressed in accordance with the policies of the Region of Peel Official Plan and this Plan.

23.7 Prestige Employment Area Designation

Land designated Prestige Employment Area are to be planned and developed for prestige industrial and office *development*, frequently in larger buildings located on large properties. Industrial buildings will generally be single storey and may be in single use or multi-unit buildings. It is the intent of this Plan that Prestige Employment Areas provide prime business locations that help attract new business and support the retention of existing businesses in Caledon.

The range of uses provided for is limited to prestige employment-type uses, and the *development* standards and criteria in this designation are intended to support consistent, high quality building and site design. The intended uses and large-scale *development* benefit from access to both major roads and transit routes. *Accessory uses* and *ancillary uses* will be strictly controlled and limited to those that support the primary office and industrial uses.

23.7.1 Objectives

The planning objectives for the Prestige Employment Area designation are as follows:

- a) provide accommodation in prime locations attractive to existing and future businesses seeking a setting with a specific range of *compatible* land uses characterized by high quality site *development* and building forms;
- b) restrict *accessory uses* and *ancillary uses* to those that directly support the industrial uses of this designation;
- c) restrict the introduction of new *sensitive land uses* to minimize impacts on the viability of permitted uses; and,
- d) encourage building and site design achieves climate change mitigation and adaptation objectives.

23.7.2 Permitted Uses

- a) The following uses may be permitted within the Prestige Employment Area designation:
 - i) manufacturing, processing and warehousing with no *accessory* outside storage of goods or materials;
 - ii) business offices in stand-alone office buildings or as an *accessory use* to other permitted uses;
 - iii) hotels which may include restaurants and banquet halls;
 - iv) trade and convention centres which may include restaurants and banquet halls;
 - v) commercial trade schools;
 - vi) *ancillary uses* such as retail, service, restaurant, sports and fitness recreation uses, financial institutions and day cares within the ground floor of a multi-storey office building; and,
 - vii) *ancillary uses* such as retail, service, restaurant, sports and fitness recreation uses and financial institutions within a multi-unit industrial building provided the combined floor area of these uses does not exceed 25 percent of the gross floor area of the industrial building.
- b) Outdoor storage, goods movement and logistics will not be permitted.

23.7.3 Discretionary Uses

- a) The following discretionary uses may be permitted within the Prestige Employment Area designation:
 - i) *ancillary uses* such as retail, service, restaurant, sports and fitness recreation uses and financial institutions within a multi-unit industrial building provided the combined floor area of these uses which will exceed 25 percent of the gross floor area of the industrial building;
 - ii) banquet halls that are not associated with a hotel or trade and convention centre;

- iii) manufacturing, processing and warehousing with *accessory* outdoor storage; and,
- iv) motor vehicle service stations.

23.7.4 Development Policies

- a) The design of the site and the building will contribute to a safe, comfortable and attractive pedestrian environment that is linked to a system of pedestrian routes providing direct connections to existing or planned transit services.
- b) Buildings should be located close to the street edge in attractively landscaped settings.
- c) Truck and trailer parking associated with a permitted use will not be permitted in the front yard.
- d) New multi-storey buildings will be sited to achieve a continuous and consistent relationship to adjoining public streets.
- e) Buildings with the greatest density and height should be directed to locations along arterial roads and transit services.
- f) Building heights adjacent to residential areas will be reduced for *compatibility* purposes.

23.8 General Employment Area Designation

General Employment Areas are characterized by large properties developed with single and multi-unit buildings accommodating the industrial uses that are primary to the designation. The majority of buildings are single storey, reflecting the nature of operations undertaken by the businesses they house. Many of the properties are designed to accommodate truck movements and loading and may also include space for outdoor storage. Some buildings may include a second storey portion to accommodate the particular requirements of industrial or warehousing activities or *accessory* office space.

23.8.1 Objectives

The planning objectives for the General Employment Area designation are as follows:

- a) provide long-term and stable locations for manufacturing, processing and warehousing uses with good access to arterial roads, connections to 400 series highways, roadways suited to trucking and access to public transit;
- b) maintain a supply of land suited to *development* of single and multi-unit building forms on large and small properties accommodating businesses in the industrial sector;
- c) restrict the introduction of new *sensitive land uses* to minimize the impacts on the viability and continued operation of permitted industrial and warehouse uses;
- d) accommodate the expansion and modernization of existing buildings to maintain the attractiveness and competitive advantage of the lands for the intended uses; and,
- e) restrict *accessory uses* and *ancillary uses* to those that directly support the primary uses of this designation.

23.8.2 Permitted Uses

- a) The following uses may be permitted within the General Employment Area designation:
 - i) manufacturing, processing and warehousing with *accessory* outdoor storage;
 - ii) equipment and motor vehicle repair garages;
 - iii) institutional uses such as industrial trade schools and training facilities if they are directly related to the function of the *employment area* and do not accommodate sensitive uses; and,
 - iv) business offices as an *accessory use* to other permitted uses.
- b) Goods movement and logistics uses will not be permitted.

23.8.3 Discretionary Uses

- a) The following discretionary uses may be permitted within the General Employment Area designation:
 - i) container storage;
 - ii) salvage and recycling operations;

- iii) stand-alone gas stations serving the public;
- iv) concrete batching plants and asphalt plants;
- v) open storage uses, contractors yards and truck parking uses where less than 10 percent of the lot area is the site of buildings or structures; and,
- vi) *ancillary uses* such as retail, service, restaurant, sports and fitness recreation uses and financial institutions within a multi-unit industrial building provided the combined floor area of these uses which will exceed 25 percent of the gross floor area of the industrial building.

23.8.4 Development Policies

- a) Maximum heights for open storage should be included in the implementing zoning.
- b) Salvage and recycling operations, concrete batching plants and asphalt plants, open storage uses, contractor's facilities are not to be located on a corner lot where one road is an arterial road, Regional Road or Provincial Highway.
- c) Truck and trailer parking associated with a permitted use will not be permitted in the front yard or exterior side yard.
- d) Outdoor storage associated with a permitted use will only be permitted in the interior and rear yards only.

23.9 Goods Movement District Designation

The Town recognizes the importance of the goods movement sector for e-commerce and other logistics requirements within the Town, Region and beyond. The Goods Movement District overlay allows for a coordinated approach to planning for goods movement, so that there are appropriate opportunities in strategic locations.

Through the preparation of the required secondary plans, a Goods Movement District designation may be applied as an overlay on top of the General Employment Area designation, which is to be informed by a Goods Movement and Logistics Land Use Strategy prepared by the Town. The overlay is intended to accommodate large-scale warehousing, goods movement and logistics uses including truck parking, container storage and other forms of outdoor storage.

23.9.1 Objectives

The planning objectives for the Goods Movement District designation are as follows:

- a) determine the location and extent of the district through the Goods Movement and Logistics Land Use Strategy, to be completed by the Town;
- b) provide long-term and stable locations for large-scale warehousing, goods movement and logistics uses;
- c) restrict the introduction of new *sensitive land uses* to minimize the impacts on the viability and continued operation of permitted uses;
- d) restrict *accessory uses* and *ancillary uses* to those that directly support the primary uses of this designation; and,
- e) provide appropriate *buffers* from sensitive uses, roads and uses outside of the overlay area.

23.9.2 Permitted Uses

- a) The following uses may be permitted within the Goods Movement District designation:
 - i) all uses permitted under the General Employment Area designation;
 - ii) large-scale warehousing, goods movement and logistics uses;
 - iii) major office uses and employment-supportive uses; and,
 - iv) open storage, including the storage of containers and truck storage.

23.9.3 Development Policies

- a) Maximum heights for open storage should be included in the implementing zoning.
- b) Salvage and recycling operations, concrete batching plants and asphalt plants, open storage uses, contractor's facilities are not to be located on a corner lot where one road is an arterial road, Regional Road or Provincial Highway;
- c) Truck and trailer parking associated with a permitted use in a Goods Movement District designation will be screened from surrounding roadways and lands in other land use designations with high quality landscaping, fencing, berming, etc.

- d) Maximum heights should be included within the implementing Zoning By-law;

23.10 Knowledge and Innovation Employment Area Designation

Land designated Knowledge and Innovation Employment Area are to be planned and developed for prestige industrial, office and institutional *development* that support the knowledge-based sector and where leading-edge anchor institutions and companies cluster to create synergies.

23.10.1 Objectives

The planning objectives for the Knowledge and Innovation Employment Area designation are as follows:

- a) Recognize and reserve strategic locations and assign them priority for the clustering of higher density prestige office *development* in business park settings with excellent access to arterial roads and transit services;
- b) Provide accommodation for businesses and higher order educational institutions seeking locations with other *compatible* land uses characterized by high quality site *development* and building forms;
- c) Restrict *accessory uses* and *ancillary uses* to those that directly support the industrial uses of this designation;
- d) Restrict the introduction of new *sensitive land uses* to minimize impacts on the viability of permitted uses; and,
- e) Encourage building and site design that achieves climate change mitigation and adaptation objectives.

23.10.2 Permitted Uses

- a) The following uses will be permitted within the Knowledge and Innovation Employment Area designation:
 - i) business offices in stand-alone office buildings or as an *accessory use* to other permitted uses;
 - ii) hotels, which may include restaurants and banquet halls;
 - iii) trade and convention centres, which may include restaurants and banquet halls;

- iv) research and *development* uses;
 - v) institutional uses, such as post-secondary facilities, university and government research stations/facilities and research-based medical facilities;
 - vi) *ancillary uses* such as retail, service, restaurant, sports and fitness recreation uses, financial institutions and daycares within the ground floor of a multi-storey office building; and,
 - vii) *ancillary uses* such as retail, service, restaurant, sports and fitness recreation uses and financial institutions within a multi-unit ground-oriented building provided the combined floor area of these uses does not exceed 25 percent of the gross floor area of the multi-unit building.
- b) Goods movement, logistics, manufacturing, warehousing, contractor's facilities and outdoor storage are not permitted.

23.10.3 Discretionary Uses

- a) The following discretionary uses may be permitted within the Knowledge and Innovation Employment Area designation:
 - i) *ancillary uses* such as retail, service, restaurant, sports and fitness recreation uses and financial institutions that are not within the ground floor of office buildings; and,
 - ii) manufacturing, processing and warehousing with no *accessory* outdoor storage.

23.10.4 Development Policies

- a) The design of the site and the building will contribute to a safe, comfortable and attractive pedestrian environment that is linked to a system of pedestrian routes providing direct connections to existing or planned transit services.
- b) Buildings will be located close to the street edge in attractively landscaped settings.
- c) New multi-storey buildings will be sited to achieve a continuous and consistent relationship to adjoining public streets.

- d) Public squares, urban parks and other social spaces should be incorporated into the site design of new uses located in areas of high pedestrian activity, near transit stations and at focal points.
- e) Where appropriate, transit stops and stations should be integrated into the site design of large uses.
- f) Buildings with the greatest density and height should be directed to locations along arterial roads and transit services.
- g) Building heights adjacent to residential areas will be reduced for *compatibility* purposes.

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24. OFFICIAL PLAN AMENDMENTS

Further to Part A, Section 1.7, Changes to the Future Caledon Official Plan, the following policies apply to official plan amendments, including official plan amendments to incorporate secondary plans into this Plan.

All official plan amendments are subject to the administrative, notice and public engagement requirements of the *Planning Act* and this Plan.

24.1 General

- 24.1.1 Subject to the guidance provided in Part A, Section 1.4, How to Read this Plan, changes to the text, tables, and numbered figures in Parts A through H of this Plan, or to the accompanying schedules, will require an amendment to the Plan. As indicated in Section 1.4, changes to the foreword, attached figures (maps), cover, title page, tables of contents, photographs, unnumbered illustrations, graphic design elements, blank pages and hyperlinks would not require an official plan amendment.
- 24.1.2 Amendments to this Plan will be considered in accordance with the provisions of the *Planning Act*, Provincial plans and policies, the Region of Peel Official Plan, and this Plan, including the pre-consultation and complete application requirements.
- 24.1.3 An official plan amendment to allow a *settlement area* boundary expansion may only be considered in accordance with Part B, Section 4.5, Settlement Area Boundary Expansions, of this Plan.
- 24.1.4 The Town may initiate an amendment to this Plan to implement:
 - a) the recommendations of an official plan review;
 - b) the recommendations of a land use study or policy review;
 - c) a secondary plan;
 - d) changes to Provincial legislation, plans or policies; and,
 - e) direction from Council.
- 24.1.5 The Town may also undertake periodic housekeeping amendments to this Plan to:
 - a) correct minor technical, clerical, grammatical or typographical errors;
 - b) change punctuation or format; and,

- c) delete obsolete provisions or replace obsolete terminology.

24.1.6 Within one year from the date of Provincial approval of a primary or secondary *major transit station area* boundary delineation, the Town will establish policies for the *major transit station area* in a manner that addresses the requirements set out in the Region of Peel Official Plan.

24.2 Site-specific Official Plan Amendments

24.2.1 The Town will evaluate site-specific amendments to this Plan within the context of the vision, guiding principles, town structure and policies set out in this Plan.

24.2.2 Where the policies of this Plan require *development* to occur in accordance with an approved secondary plan, a site-specific official plan amendment to allow *development* may only be considered following or concurrent with the adoption of the area secondary plan.

24.2.3 A site-specific official plan amendment should not result in a significant reduction in the number of residents and jobs that could be accommodated on a site based on the policies of this Plan.

24.3 Secondary Plans

24.3.1 An official plan amendment to implement a new secondary plan will be prepared in accordance with the policies and requirements of this Plan, including the direction provided in Chapter 21, Planning the Urban System, Chapter 24, Official Plan Amendments, and Chapter 27, Development Application Requirements.

24.3.2 Further to Policy 24.3.1, each secondary plan will be based on the following supporting studies and technical analysis prepared to the satisfaction of the Town in accordance with applicable terms of reference:

- a) a local *subwatershed* study, or equivalent study, prepared in accordance with Part D, Section 13.9, Natural Environment System in New Community Areas and New Employment Areas;
- b) an *agricultural impact assessment*, if the secondary plan area abuts or is adjacent to agricultural areas outside the *settlement area*, that:
 - i) is prepared in accordance with terms of reference prepared to the satisfaction of the Town and Region;

- ii) provides a further detailed evaluation of potential impacts of non-agricultural *development* on agricultural operations where the *settlement area* boundary abuts or is adjacent to agricultural operations located outside of the *designated greenfield area* and provides recommendations to avoid, minimize and/or mitigate *adverse effects*;
- iii) recommends policies to be incorporated into the secondary plan, as appropriate, that:
 - provide for staging and sequencing within the secondary plan so that an orderly transition from agriculture is achieved and *agricultural uses* and *agriculture-related uses* continue for as long as practical in the *designated greenfield area*;
 - require the implementation of mitigation in the secondary plan where *agricultural uses* and non-agricultural uses interface with emphasis on minimizing impacts to adjacent agricultural operations that are located outside of the *designated greenfield area* in the Greenbelt Plan Area;
 - address compatible/less sensitive land uses and edge planning, including buffering and landscaping where urban and agricultural uses interface to the extent feasible and having regard for the nature and type of the agricultural operation and sensitivity of proposed land uses;
 - identify through mapping any required Provincial minimum distance separation (MDS) I setback (the Setback Area) that extends into the secondary plan area; and,
 - prohibit *development* in the Setback Area for as long as the livestock and manure storage facilities that are creating the Setback Area are present;
- c) a mobility plan/transportation study that provides details about the anticipated impact of the proposed secondary plan on the existing *multimodal transportation system*, including any transportation impacts on rural *settlements*, and recommends:
 - i) a more defined external and internal multimodal transportation network, including a transit network, that meets the requirements of the Region of Peel Official Plan and Transportation Master Plan, this Plan and the Town Transportation Master Plan and Active Transportation Master Plan, and all applicable guidelines and standards;

- ii) transportation *infrastructure* improvements, and missing links for all modes of transportation, beyond those identified in the Region of Peel and Town Transportation Master Plans and construction programs;
 - iii) *development* phasing based on the proposed, planned and scheduled transportation *infrastructure* improvements;
 - iv) high level *transit-supportive* measures and parking policies to support the achievement of the Town's modal split targets and reduced single-occupant vehicle trips;
 - v) a detailed implementation plan to achieve *complete community* building objectives, including policies and schedules to be incorporated into the secondary plan to provide direction for implementing plans of subdivision and site plans;
- d) a community energy and emissions reduction plan for the secondary plan area to:
- i) address the feasibility, planning and implementation requirements to achieve net zero carbon emissions and net zero annual energy usage;
 - ii) address the feasibility of implementing alternative and *renewable energy systems* including district energy systems, fuel switching from gas and other fossil fuels, and renewable and distributed energy systems;
 - iii) address the legal, financing, technical and regulatory requirements necessary to facilitate the implementation of alternative and *renewable energy systems*;
 - iv) provide a strategy and policy direction to implement electric vehicle charging *infrastructure*;
 - v) recommend policies to be incorporated into the secondary plan, as appropriate;
- e) a climate change adaptation plan for the secondary plan area to:
- i) address the feasibility, planning and implementation requirements relating to the risk and vulnerability to property, *infrastructure*, public health, natural heritage and water resources systems due to changing climate conditions;
 - ii) provide a strategy and policy direction to implement recommendations that reduce community and environmental vulnerability to changing climate

conditions including severe weather, increasing temperature and climate shifts; and,

- iii) recommend policies to be incorporated into the secondary plan, as appropriate;
- f) a phasing plan that recommends how the secondary plan area will be phased in a logical manner to the satisfaction of the Region of Peel and in accordance with Regional requirements and approved master plans, with respect to the feasibility and capacity of public *infrastructure* required for *development*;
- g) a *housing assessment*, if the proposed secondary plan is within a New Community Area;
- h) a healthy *development* assessment, prepared in accordance with the Healthy Development Framework in the Region of Peel Official Plan, that recommends objectives and policies to be incorporated into the secondary plan, and the results of which are reported to Council;
- i) a *cultural heritage* impact assessment, if applicable;
- j) a fiscal impact study;
- k) a parks plan for the secondary plan area;
- l) an aggregate resource impact assessment (ARIA), if the proposed secondary plan is within any High Potential Mineral Aggregate Resource Areas (HPMARA) or on adjacent lands to HPMARA as defined by the Province, that:
 - i) is prepared in accordance with terms of reference prepared to the satisfaction of the Region, in consultation with relevant agencies;
 - ii) evaluates potential impacts of *development* on future potential aggregate resources operations adjacent to the *designated greenfield area* outside of the *settlement area*;
 - iii) considers any relevant Provincial policies in effect;
 - iv) recommends measures to avoid, minimize and/or mitigate adverse impacts of *development* on the HPMARA or aggregate operations; and,
 - v) recommends policies to be incorporated into the secondary plan, as appropriate; and,

- m) for the Campbell's Cross Transition Area overlay designation identified on Schedule F1, Urban System, recommendations for transition from employment uses to the Campbell's Cross *settlement area*, which is primarily residential.

25. IMPLEMENTATION TOOLS

This chapter establishes and describes the primary tools available to implement this Plan.

25.1 Zoning By-laws

- 25.1.1 Zoning by-laws will be used to implement the objectives and policies of this Plan by regulating the use of land, buildings and structures in accordance with the provisions of the *Planning Act*.
- 25.1.2 The Town's zoning by-laws do not apply to lands subject to the Niagara Escarpment Plan's Area of Development Control. For such lands, the policies of this Plan will be implemented through the Niagara Escarpment Commission's *development* permit process, as appropriate.
- 25.1.3 Zoning by-laws may be more restrictive than the provisions of this Plan. It is not intended that the full range of uses or densities permitted by this Plan will be permitted by the zoning by-law in all locations.
- 25.1.4 Zoning by-laws and zoning by-law amendments will be considered in accordance with the provisions of the *Planning Act* and this Plan, including the pre-consultation and complete application requirements.
- 25.1.5 No zoning by-law or zoning by-law amendment will be approved that would preclude meeting the minimum *intensification* targets or minimum densities set out in this Plan.
- 25.1.6 The Town may, in a zoning by-law, permit a use of land or the erection, location or use of buildings or structures subject to one or more prescribed conditions on the use, erection or location.
- 25.1.7 Council may, in a by-law, delegate the approval of minor zoning by-laws (e.g., to remove a holding symbol "H" or correct typographical errors) to the Town's Chief Planner or a designate, in accordance with the provisions of the *Planning Act*.
- 25.1.8 The Town's Comprehensive Zoning By-law will be updated within three years from the date of Provincial approval of a primary or secondary *major transit station area* boundary delineation in a manner that implements the corresponding policies in this Plan.

25.1.9 Non-conforming Uses

- a) The use of land, a building or a structure that does not comply with a zoning by-law but lawfully existed prior to the approval of the zoning by-law will be recognized as a non-conforming use in accordance with the *Planning Act*. If such non-conforming use cease, then the rights derived from the non-conforming use will terminate.
- b) The Town may authorize the expansion or enlargement of a non-conforming use or a change to a non-conforming use in accordance with the *Planning Act*.
- c) The Town may acquire:
 - i) any land, building or structure used or erected for a purpose that does not conform with the Zoning By-law; and,
 - ii) any vacant land having a frontage or depth less than the minimum established by the Zoning By-law for the erection of a building or structure in the defined area in which such land is situate.
- d) Further to subsection c), above, the Town may dispose of any such land, building or structure or may exchange any such land for other land within the municipality.

25.1.10 Holding Provisions

- a) The Town may, in a zoning by-law, affix a holding symbol “H” in conjunction with any zoning category to specify the future use to which lands, buildings or structures may be put once specified *development* requirements have been satisfied and the holding symbol is removed by amendment to the zoning by-law.
- b) A site-specific holding provision will be used to:
 - i) ensure that certain conditions, studies or requirements related to a proposed zoning change are met;
 - ii) achieve orderly staging of *development* or *redevelopment*, in accordance with municipal and Provincial policies;
 - iii) ensure that adequate *infrastructure* and *community facilities* are, or will be, available in accordance with municipal standards;

- iv) adopt measures to mitigate *negative impacts* resulting from the proximity of lands to transportation and utility corridors, incompatible land uses or any other source of nuisance or hazard to public health and welfare;
 - v) satisfy policies of this Plan related to heritage *conservation*, site plan control, potentially contaminated sites, protection of the natural environment, community improvement and any other planning matters determined to be relevant to the *development* of the lands;
 - vi) ensure the execution of legal agreements, approval of subdivision plans and/or approval of necessary studies by the appropriate authorities to satisfy any of the criteria set out above.
- c) Until such time as a by-law is enacted to remove a holding symbol “H”, the zoning by-law may permit either the continuation of the existing use or a temporary use that will not jeopardize the future use, in accordance with the standards set out in the by-law.

25.1.11 Temporary Use By-laws

- a) The Town may, in a zoning by-law, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited by the zoning by-law for renewable periods up to three years. A temporary use by-law will only be enacted where it has been deemed that the use is appropriate in the short-term and would not hinder the eventual planned use of the land.
- b) In considering the enactment of a temporary use by-law, Council will be satisfied that the proposed temporary use:
 - i) is in general conformity with the intent and policies of this Plan;
 - ii) is *compatible* with adjacent lands uses;
 - iii) is temporary in nature, appropriate for a limited time span and can be terminated when the authorizing by-law expires;
 - iv) avoids, mitigates or minimizes *adverse effects* or *negative impacts* on the Natural Environmental System;
 - v) has sufficient services such as water, sewage disposal and roads; and,
 - vi) does not adversely impact traffic or transportation facilities in the area and provides adequate on-site parking facilities.

- c) No new buildings or expansions to buildings, except for temporary or moveable structures, should be permitted on land subject to a temporary use by-law.

25.1.12 Inclusionary Zoning

- a) The Town may, in a zoning by-law, require that affordable housing units be provided as part of a *development* within a *major transit station area* or community planning permit system area.
- b) The Town will work with the Region of Peel to prepare a *housing assessment*, in accordance with the *Planning Act*, to:
 - i) determine the feasibility and applicability of *inclusionary zoning* in Caledon; and,
 - ii) inform an amendment to this Plan to establish policies to authorize *inclusionary zoning*.

25.2 Interim Control By-laws

- 25.2.1 Council may enact an interim control by-law in accordance with the *Planning Act* to restrict the use of land, buildings or structures within a defined area where *development* pressures warrant the review or study of land use policies and zoning provisions. This restriction may only be imposed for one year, with a maximum extension of one additional year.
- 25.2.2 The Town should complete the review or study enabled by the enactment of the interim control by-law so that any recommended amendments to this Plan and the zoning by-law may be approved by Council prior to the expiry of the interim control by-law.
- 25.2.3 Uses legally existing prior to the enactment of an interim control by-law will be permitted, consistent with the provisions of the *Planning Act*.

25.3 Community Infrastructure and Housing Accelerator Orders

- 25.3.1 Council may request that the Minister of Municipal Affairs and Housing make an order for expedited zoning, in accordance with the *Planning Act*, to regulate the use of certain land, buildings or structures in the Town outside of the Greenbelt Area. Such an order provides an exemption from other planning-related approvals and should only be requested by Council to facilitate a priority project or *development* in exceptional circumstances.

25.4 Committee of Adjustment

25.4.1 The Town will appoint a Committee of Adjustment, under the authority of the *Planning Act*, to hold public hearings and make decisions on applications for minor variances to the Town's zoning by-laws, consents for land severance and changes to non-conforming uses.

25.4.2 Minor Variances

- a) Minor variances to the requirements of the Town's zoning by-laws will be considered in accordance with the provisions of the *Planning Act* and this Plan.
- b) The Committee of Adjustment may attach such conditions as it considers advisable to the approval of an application for a minor variance.

25.4.3 Consents to Sever Land

- a) Consents may be permitted for the creation of a new lot, boundary adjustments, rights-of-way, easements, long-term leases and to convey additional lands to an abutting lot, provided an undersized lot is not created.
- b) Consents will be considered in accordance with the provisions of the *Planning Act*, Provincial plans and policies, the Region of Peel Official Plan, this Plan and the zoning by-law.
- c) Council may, in a by-law, delegate the approval of certain types of consent to staff, as authorized by the *Planning Act*.
- d) Applications for consent to create new lots should only be approved where:
 - i) a plan of subdivision is not necessary to implement the objectives and policies of this Plan;
 - ii) the proposed lots and uses conform with the policies of this Plan;
 - iii) the proposed lots and uses comply with the requirements of the zoning by-law, including any variances that may be granted;
 - iv) the sizes and shapes of the proposed lots are appropriate for the proposed use(s) and placement of buildings, and *compatible* with adjacent lots;

- v) the proposed lots will have frontage on a public street and have access permitted by the Town, Region of Peel and/or Ministry of Transportation, as required, that will not result in traffic hazards;
 - vi) the proposed lots can be adequately and safely serviced by municipal or private water, wastewater and storm drainage facilities;
 - vii) only a minor extension, improvement or assumption of municipal services is required;
 - viii) the proposed lots will not restrict the ultimate *development* of *adjacent lands*;
 - ix) existing and planned *infrastructure* corridors, rights-of-way and facilities will be protected and adequately *buffered* from *sensitive land uses* in accordance with the policies of this Plan; and,
 - x) the consent conforms with all relevant policies of this Plan and any applicable Provincial plan.
- e) The Committee of Adjustment may approve a consent to sever lands to be conveyed to a public authority or non-governmental *conservation* organization for natural heritage *conservation* purposes if:
- i) the fragmentation of natural features and areas will be avoided;
 - ii) a new lot will not be created in the *Prime Agricultural Area*, which would permit an *additional residential unit* or additional non-farm *development* beyond that permitted on the original lot prior to the consent;
 - iii) where deemed necessary, a restrictive covenant or *conservation* easement is registered on the title of the land to be conveyed for *conservation* purposes to prohibit *development* for non-conservation uses in perpetuity; and,
 - iv) in circumstances where a lot severance requires a variance to the minimum lot standards of the zoning by-law, the Committee is satisfied there is a sufficient area on both the severed and retained lots to accommodate proposed uses.
- f) The Committee of Adjustment will apply conditions to the approval of a consent to sever land as authorized by the *Planning Act* and deemed necessary or recommended through the review of the application.

- g) The Committee of Adjustment may grant consent for a lot line adjustment if the adjustment:
 - i) is for legal or technical reasons;
 - ii) is minor in nature; and,
 - iii) would not result in the creation of an additional lot.
- h) An application for consent for a lot line adjustment within the Oak Ridges Moraine Conservation Plan area should include documentation that the proposed severance conforms with the requirements of that Plan.

25.4.4 Changes to Non-conforming Uses

- a) The Committee of Adjustment may authorize the expansion or enlargement of a non-conforming use or a change to a non-conforming use in accordance with the *Planning Act*.

25.5 Plans of Subdivision, Plans of Condominium and Part Lot Control

- 25.5.1 The entire Plan area will be subject to subdivision control and part lot control, pursuant to the *Planning Act*.
- 25.5.2 Development in urban areas should take place in accordance with comprehensively designed registered plans of subdivision.
- 25.5.3 In considering a draft plan of subdivision or condominium, the Town will have regard for:
 - a) Provincial legislation, including the criteria identified in the *Planning Act*;
 - b) Provincial policies, plans and guidelines;
 - c) whether the proposed plan conforms to the policies of this Plan, including the associated secondary plan;
 - d) the associated tertiary plan, where applicable; and,
 - e) whether the proposed plan can be provided with adequate *infrastructure* services, amenities and community facilities and services as required by this Plan.

- 25.5.4 A proposed plan of subdivision will be required to indicate the proposed use(s) for each block, lot, and parcel of land, and well as the existing and/or proposed uses on *adjacent lands*.
- 25.5.5 The Town will apply conditions to the approval of a plan of subdivision or plan of condominium as authorized by the *Planning Act* and deemed necessary or recommended through the review of the application.
- 25.5.6 The Town will use the provisions of the *Planning Act* relating to subdivision control, including subdivision and condominium *development* agreements, to ensure that the land use designations and policies of this Plan are complied with and that standards for community design are maintained.
- a) Subdivision and condominium *development* agreements will ensure that the provision of funds, services, facilities, and other matters are to the satisfaction of the Town, the Region of Peel, and other agencies.
 - b) The proponent will be required to post security with the Town to ensure the conditions of the subdivision or condominium *development* agreement are fulfilled.
- 25.5.7 Landowner Group Agreements
- a) For a draft plan of subdivision, the Town may require a comprehensive landowner group agreement that sets out the financial requirements for growth-related *infrastructure* and *community facilities* among participating landowners. The agreement will be regarding, but not limited to, fair and equitable cost-sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services, including any front-ending costs where applicable.
 - b) A landowner agreement is also required to include a provision for additional, previously non-participating, landowners to join the landowner group agreement when they wish to develop their lands.
 - c) As a condition of draft approval, the trustee of a landowner group will be required to provide proof of a landowner group agreement between all participating landowners to the satisfaction of the Town prior to final approval.
- 25.5.8 Exemption from Part Lot Control
- a) The Town may, in a by-law, exempt all or parts of a registered plan of subdivision from part lot control to permit the conveyance of portions of lots or blocks.

- b) By-laws to exempt lands from part lot control will be limited to a period of not more than three years.

25.6 Community Planning Permits (Development Permits)

25.6.1 Certain types of *development* within the Niagara Escarpment Plan's Area of Development Control will require a Niagara Escarpment Commission *development* permit in accordance with Ontario Regulation 826/90.

25.6.2 The Town may, in a by-law, designate one or more community planning permit areas pursuant to the provisions of the *Planning Act*, subject to compliance with applicable regulations. Such a by-law will set out:

- a) detailed *development* standards for all lands within the community planning permit area in conformity with the policies of this Plan;
- b) the scope of any delegated authority;
- c) community planning permit application submission requirements; and,
- d) community planning permit application review procedures, including evaluation criteria.

25.6.3 Upon authorization of a community planning permit system, the Town may implement this Plan, as it applies to the designated community planning permit area(s), through a community planning permit regime that is separate from or supplemental to the other implementation tools described in this Plan.

- a) An official plan amendment will be required to identify a community planning permit system area subject to a community planning permit by-law.
- b) Within a community planning permit area for which a community planning permit by-law has been enacted:
 - i) neither the Town's Zoning by-law nor site plan control will apply;
 - ii) land uses and *development* must comply with the permitted uses, standards and criteria set out in a community planning permit unless the proposed land uses or *development* is expressly exempted from a permit as indicated in the community planning permit by-law;
 - iii) an owner may be required to enter into, and register on title, an agreement to address some or all conditions of a community planning permit approval;

- iv) an owner may be required to provide financial security to ensure the satisfaction of any condition of a community planning permit approval.

25.6.4 Proposed amendments to a community planning permit by-law must be:

- a) considered in the context of the planned vision for all lands within the area subject to the by-law; and,
- b) supported by a comprehensive planning rationale, including studies as identified by the Town and community engagement program.

25.7 Site Plan Control

- 25.7.1 All lands within the the Town of Caledon will be subject to site plan control and designated as a site plan control area. The intent of site plan control is to ensure well-designed *development* that fits in with surrounding uses and minimizes any *negative impacts*.
- 25.7.2 The Town will, in a by-law, identify specific types of *development* subject to site plan control, in accordance with the provisions of the *Planning Act* and its regulations and the Provincial plans. The site plan control by-law may also deem specific areas or types of *development* to be exempt from site plan control.
- 25.7.3 Council will, in a by-law, delegate the approval of site plans for certain types of *development* to staff, as authorized by the *Planning Act*.
- 25.7.4 The Town will establish policies, in this Plan and its secondary plans, to address site plan matters including access for pedestrians and vehicles, walkways, parking areas, landscaping, exterior lighting, waste facilities, drainage and the exterior design of buildings.
- 25.7.5 The Town will establish design guidelines, to be approved by Council, to provide additional direction on site plan matters. Further guidance about design guidelines is provided in Section 27.4, Implementing Design Excellence.
- 25.7.6 Site plans should be consistent with all applicable Council-approved design guidelines.
- 25.7.7 The Town will apply conditions to the approval of a site plan as authorized by the *Planning Act* and deemed necessary or recommended through the review of the application. Such conditions may require the owner to enter into an agreement or provide an agreement of undertaking with the Town.

- 25.7.8 Site plan applications for proposed new multi-unit residential or mixed-use buildings may be required to include drawings to demonstrate that the massing and conceptual design of the buildings(s) and site address any on-site or adjacent natural features, and adjacent buildings, streets, and public areas, in accordance with the policies of this Plan.

25.8 Tree Protection

- 25.8.1 The Town will exercise the powers and apply the tools provided by legislation to implement and enforce its policies to protect and enhance the *urban forest* and *woodlands*, particularly the *Municipal Act, 2001*, and the *Planning Act*.
- 25.8.2 The Town may enact a private tree protection by-law in accordance with the provisions of the *Municipal Act, 2001*, to supplement its existing *woodland conservation* by-law, as amended.
- 25.8.3 The Town will require a proponent of *development* or *site alteration* to submit an arborist report and/or tree assessment and preservation plan that demonstrates how impacts to on-site and surrounding trees will be mitigated or minimized. Where impacts cannot be avoided, the Town may require tree replacements or a cash-in-lieu payment to the Town as a condition of any approval, authorization or permit to remove trees.
- 25.8.4 To ensure the long-term viability of trees planted as part of approved *development*, the Town will require appropriate tree species, soil volume, drainage, and technology through by-laws, site plan control, landscape standards, and *Green Development Standards*.
- 25.8.5 Planning and *development* approvals should prioritize the retention and protection of large, healthy trees over replacement tree plantings and/or compensation.
- 25.8.6 The Town will encourage the planting of native tree species and vegetation that are resilient to climate change and provide high levels of carbon sequestration.
- 25.8.7 The Town will develop guidelines for tree assessment and preservation plans to minimize impacts to trees on private land.

25.9 Maintenance and Occupancy Standards

- 25.9.1 The Town may prescribe maintenance standards of occupancy for all types of property through a property standards by-law enacted in accordance with the provisions of the *Building Code Act*. Such a by-law would help to ensure a reasonable standard of

building, yard, and property maintenance by addressing matters such as unsafe structures, and unsafe and/or unsightly conditions.

25.10 Demolition Control

- 25.10.1 The Town may enact a demolition control by-law to establish areas of demolition control in accordance with the provisions of the *Planning Act*.
- 25.10.2 Applications to demolish heritage buildings and structures will be considered in accordance with the provisions of the *Ontario Heritage Act* and the policies of this Plan.

26. LAND ACQUISITION, ACCESS, CONVEYANCE AND DISPOSITION

To support the implementation of the vision, guiding principles and policies of this Plan, the Town will need to acquire, convey and dispose of certain lands, as well as grant access to certain Town-owned lands through easements or access agreements.

26.1 General

- 26.1.1 The Town may acquire, hold and dispose of land through purchase, expropriation, dedication, land exchange, or other means, and may use such land for municipal uses, facilities, operations and *infrastructure* in accordance with the *Municipal Act* and *Planning Act*.
- 26.1.2 Lands to be conveyed to the Town will be required to be in a condition acceptable to the Town and have suitable access.
- 26.1.3 Prior to the conveyance of any lands to the Town or a public authority, the Town will require the landowner to provide:
 - a) the appropriate level of environmental site assessment as required by the Province for the proposed use; and,
 - b) a Provincial record of site condition.
- 26.1.4 The Town may enter into easements or municipal access agreements for the use of public rights-of-way for the construction, maintenance, and operation of utilities including broadband *infrastructure*, district energy thermal networks and other low carbon energy systems.

26.2 Parkland

- 26.2.1 The planning objective for parkland is to maintain a minimum of 2.7 hectares of active parkland for every 1,000 residents. The Town will designate and identify lands for new parks through secondary plans and *development* application approvals, and reduce identified parkland deficiencies, where feasible, in accordance with the Town's Parks Plan.
- 26.2.2 The Town may secure lands for park purposes through purchase, lease, donation, bequest, expropriation, or through parkland dedication pursuant to the *Planning Act*.

26.2.3 Parkland Dedication By-law

- a) The Town will, through its parkland dedication by-law, require the conveyance of land to the Town for park or other recreational purposes as a condition of *development*, consent or the subdivision of land in accordance with the provisions of the *Planning Act*.
- b) The parkland dedication by-law will include provisions for reductions or exemptions from parkland dedication requirements in accordance with the *Planning Act* to support the achievement of Provincial policy objectives such as increasing the supply of affordable and *attainable residential units*.

26.2.4 Cash-in-lieu of Parkland Conveyance

- a) The Town may require payment of money equal to the value of the land otherwise required to be conveyed for parks (cash-in-lieu) in the following circumstances:
 - i) where the application of the rate of parkland required to be conveyed would render the remaining portion of the *development* site unsuitable or impractical for *development*;
 - ii) where the amount of parkland would be insufficient to accommodate the *development* of a desirable range of recreation facilities;
 - iii) where existing municipal parkland is available in sufficient quantity and quality to accommodate further *development* in an area;
 - iv) where more suitable parcels of land are available for municipal park purposes; and,
 - v) under other circumstances identified by Council.
- b) The Town will place money paid in lieu of parkland conveyance in a park reserve fund to be expended based on priorities determined by the Town in accordance with the provisions of the *Planning Act*.

26.2.5 The Town will not accept the following as part of a parkland conveyance:

- a) Natural Environment System lands including but not limited to lands designated Natural Features and Areas, valley lands, *wetlands* and natural ponds;
- b) *hazardous lands*;

- c) lands required for drainage purposes or *stormwater* management;
- d) lands susceptible to major flooding, poor drainage or erosion;
- e) connecting walkways;
- f) utility corridors;
- g) lands encumbered by Provincial setbacks, restriction and/or requirements associated with adjacent Provincial highway corridors;
- h) lands encumbered by the protected Highway 413 Transportation Corridor;
- i) lands encumbered by Federal setbacks, restrictions and/or requirements associated with adjacent Federally regulated *infrastructure*, such as railways and pipelines; and,
- j) other lands unsuitable for *development* or *redevelopment*.

26.2.6 Where the Town has agreed, or is required by legislation, to include certain lands to be held in private ownership as part of a parkland contribution calculation, the Town and landowner will enter into an agreement to be registered on title to ensure permanent, year-round, public access and address matters including but not limited to safety, maintenance, and liability.

26.2.7 The Town will require that lands to be conveyed as parkland:

- a) satisfy the *development* criteria for the type of park(s) proposed;
- b) are in a condition suitable for parkland *development* in accordance with the standards of the Town;

26.2.8 Park blocks should have a minimum street frontage of 50 metres, or 1 metre per 100 square metres of park space, whichever is greater.

26.3 Cultural Heritage Resources

26.3.1 The Town may participate in the management of *cultural heritage resources* through acquisition, disposition, purchase, lease, donation or other forms of involvement that will result in the sensitive *conservation* of those resources.

26.3.2 Where the Town has agreed to accept lands for parkland purposes that include a *cultural heritage resource*, the land area required to support the *conservation* of the

cultural heritage value and interest of the *cultural heritage resource* will be defined and delineated to the satisfaction of the Town and conveyed in addition to the required parkland conveyance.

- 26.3.3 The Town may pass by-laws for entering into easements or covenants with owners of property of cultural heritage value or interest for the purpose of *conservation*.

26.4 Hazardous Lands and Natural Environment Areas

- 26.4.1 Where *hazardous lands*, open space land and lands designated Natural Environment Area are privately owned, this Plan does not imply that such land is open to the public, nor is it implied that there is a commitment by the Town or any other public authority to purchase the lands.

- 26.4.2 The Town recognizes that public acquisition of *hazardous lands*, open space land and lands designated Natural Environment Area improves opportunities for *conservation*, protection, enhancement, and stewardship of natural features and areas and the mitigation and management of *natural hazards*.

- 26.4.3 The Town will require the conveyance of *hazardous lands*, open space lands and lands designated Natural Environmental Area through the *development* process as permitted by the *Planning Act* and in accordance with the policies of this Plan. For the purposes of this policy, *development* will not include:

- a) the enlargement or modification of an existing building or structure; or,
- b) the replacement of an existing building or structure with another building or structure on the same lot for the same use.

- 26.4.4 Notwithstanding Policy 25.4.3, in the case of a consent to sever lands that include a minor valley or tributary, the Town will only seek acquisition of the minor valley or tributary if it:

- a) logically extends or connects to lands within the Natural Environment Area designation, which have been, or may potentially be secured by the Town; or,
- b) the installation of, or access to, public works is proposed.

- 26.4.5 Where public ownership cannot be achieved through conveyance, the Town may secure the long-term protection of *hazardous lands*, open space lands, and lands designated Natural Environment Area through other means including easement

agreements, land exchange, long-term lease, land trusts, land protection through the planning process.

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27. DEVELOPMENT APPLICATION REQUIREMENTS

For the purposes of this Plan, the term “*development* application” will be interpreted to include applications made pursuant to the *Planning Act*. This chapter sets out pre-consultation requirements, complete application requirements and policies to support design excellence.

27.1 Pre-consultation Requirements

- 27.1.1 Consultation with the Town will be required prior to the submission of an application for an official plan amendment, zoning by-law amendment, plan of subdivision, plan of condominium, and site plan, in accordance with the Mandatory Pre-Consultation By-law, as amended from time to time.
- 27.1.2 Applicants may arrange an optional inquiry meeting with a Town planner to discuss a potential proposal and the related *development* application requirements.
- 27.1.3 Applicants are encouraged to consult with other relevant regulatory agencies prior to attending the Town’s mandatory Pre-application Review Committee (PARC) meeting.
- 27.1.4 The Town will work with applicable regulatory agencies, such as the Region of Peel and Conservation Authorities, to maintain a coordinated and streamlined pre-consultation process.
- 27.1.5 Within areas subject to the Niagara Escarpment Plan, applicants are encouraged to consult with the Niagara Escarpment Commission (NEC) to discuss permitted uses, *development* criteria and submission requirements prior to making an application to the NEC.
- 27.1.6 Consultation with the Town is encouraged prior to the submission of a consent or minor variance application, in accordance with the Mandatory Pre-Consultation By-law, as amended from time to time.
- 27.1.7 Applicants are encouraged to consult with other relevant regulatory agencies prior to attending the Town’s mandatory Pre-application Review Committee meeting.
- 27.1.8 Following the mandatory Pre-application Review Committee meeting, complete application requirements will be provided. The applicant is then required to submit their application through the mandatory pre-consultation/Development Application Review Team review process to ensure that the material provided in support of the application is accurate, complete and satisfactory.

- 27.1.9 A mandatory Pre-application Review Committee meeting or pre-consultation/Development Application Review Team review may require more than one designated meeting or review cycle.
- 27.1.10 An expiry date will be applied to each mandatory Pre-application Review Committee meeting or pre-consultation/Development Application Review Team review.
- 27.1.11 A mandatory Pre-application Review Committee meeting or pre-consultation/Development Application Review Team review will be required for each type of application and will be heard separately, although Pre-application Review Committee meetings and pre-consultation/ Development Application Review Team reviews (only) may be processed concurrently.

27.2 Complete Application Requirements

- 27.2.1 All information and material required by the *Planning Act* and applicable regulations will be submitted as part of a complete application for an official plan amendment, zoning by-law amendment, plan of subdivision, plan of condominium, site plan or consent.
- 27.2.2 Further to Policy 27.2.1, and unless an exemption is granted by the Town under Policy 27.2.5, the following studies, information and materials will be submitted as part of a complete application for an official plan amendment, zoning by-law amendment, plan of subdivision, plan of condominium, consent, or site plan, in accordance with the Town's Digital Submission Standards:
 - a) Application Form and Fee
 - i) application form
 - ii) application fee, in accordance with the Town's Fee By-law, as amended from time to time, and in effect at the time of application submission
 - b) Plans, Amendments and Schedules
 - i) draft official plan amendment
 - ii) draft zoning by-law amendment and schedule
 - iii) draft plan of subdivision
 - iv) draft plan condominium

- v) site plan
- vi) scalable concept plan
- vii) survey plan
- viii) draft reference plan
- c) Planning
 - i) *accessibility* plan
 - ii) aggregate resource impact study
 - iii) *agricultural impact assessment*
 - iv) air quality assessment
 - v) air photo enlargement
 - vi) tertiary plan
 - vii) commercial impact study
 - viii) cover letter
 - ix) environmental summary map
 - x) fiscal impact study
 - xi) healthy *development* assessment in accordance with the Healthy Development Framework in the Region of Peel Official Plan, with the results reported to Council
 - xii) housing distribution analysis
 - xiii) Indigenous engagement summary/form and written confirmation that meaningful consultation has occurred with Indigenous Nations
 - xiv) landform conservation plan
 - xv) neighbourhood concept plan
 - xvi) Niagara Escarpment Commission development permit

- xvii) Oak Ridges Moraine Conservation Plan conformity statement
 - xviii) Ontario Building Code data matrix
 - xix) Property identification numbers (PIN), abstract/parcel register (OnLand property search), easements, ownership
 - xx) planning justification report
 - xxi) public engagement summary and written confirmation that meaningful consultation has occurred with the public
 - xxii) *rehabilitation* plan
 - xxiii) response matrix, responding to all comments provided
 - xxiv) *sustainable* community brief
 - xxv) *Green Development Standards* checklist/materials
 - xxvi) topographic map
 - xxvii) topographic survey
 - xxviii) waste management plan
 - xxix) zoning by-law matrix
- d) Planning - Written Confirmation Items
- i) written confirmation of the satisfactory completion of a Pre-application Review Committee meeting, where such meeting and form has not expired
 - ii) written confirmation of the satisfactory completion of the pre-consultation/Development Application Review Team review requirements
 - iii) written confirmation of a Regional official plan amendment being in full force and effect, or an amendment not being required for the proposed *development*
 - iv) written confirmation that the *development* is in conformity with the Town's Growth Management and Phasing Plan
 - v) written confirmation of a secondary plan being in full force and effect

- vi) written confirmation of a tertiary plan being complete, to the satisfaction of the Town, or not being required
- vii) written confirmation of an official plan amendment being in full force and effect, or an amendment not being required
- viii) written confirmation of any and all approvals from the Niagara Escarpment Commission
- ix) written confirmation of a zoning by-law amendment being in full force and effect, or an amendment not being required
- x) written confirmation of a draft plan of subdivision having been registered, or one not being required
- xi) written confirmation of a draft plan of condominium having been registered, or one not being required
- xii) written confirmation of a site plan application having received final site plan Approval, or one not being required
- xiii) written confirmation of the completion of a design charette
- xiv) written confirmation of available student accommodation capacity in schools from the appropriate school board(s)
- xv) written confirmation of appropriate school sites (including but not limited to size, location and configuration) being provided with satisfactory arrangements with the appropriate school board(s)
- xvi) written confirmation of appropriate community *infrastructure* being provided with satisfactory arrangements with the Town, Region or other agency
- xvii) written confirmation to identify any changes to drainage areas within outlet to arterial roads, or changes to *stormwater* infrastructure on arterial roads;
- xviii) written confirmation from property owner acknowledging maintenance to be followed as per operations and maintenance plan;
- xix) written confirmation of acceptance of all peer reviews at the owner's sole cost

- xx) written confirmation of the completion of a zoning certificate
- xxi) written confirmation of zoning by-law compliance
- e) Heritage and Archaeology
 - i) archaeological assessments, and written confirmation of the acceptance of all required archaeological assessments by the Ministry of Citizenship and Multiculturalism
 - ii) cultural heritage assessment report
 - iii) *built heritage resources* and *cultural heritage landscape* evaluation
 - iv) heritage impact assessment
 - v) heritage conservation plan
 - vi) heritage protection plan
- f) Parks and Natural Heritage
 - i) arborist report, tree inventory, tree management and/or tree preservation plan
 - ii) local *subwatershed* study
 - iii) comprehensive environmental study
 - iv) demarcation of areas regulated by a Conservation Authority
 - v) demarcation/staking of stable top-of-bank
 - vi) demarcation/staking of *natural heritage systems*, ecosystem components, *natural hazards*
 - vii) ecological land use classification study
 - viii) *environmental impact study/assessment*
 - ix) environmental inventories and assessment documents
 - x) *environmental management plan/reforestation plan*

- xi) environmental management report/reforestation report
- xii) facility fit plan
- xiii) floodplain analysis
- xiv) forest management plan
- xv) hydrogeological study
- xvi) landscape cost estimate
- xvii) landscape letter of conformance
- xviii) landscape plans
- xix) landscape restoration plans
- xx) natural heritage evaluation
- xxi) plotting of floodplain
- xxii) reforestation report and plan
- xxiii) streetscape plan
- xxiv) hydrological evaluation
- xxv) surface hydrology map
- xxvi) vegetation and wildlife ecology map
- xxvii) water balance assessment
- xxviii) *wetland* water balance risk evaluation
- xxix) wildlife survey
- xxx) written confirmation of a permit or clearance letter issued from the appropriate Conservation Authority or other environmental reviewer
- xxxi) written confirmation of approval of the limits of *development* from the applicable Conservation Authority or other environmental reviewer

xxxii) written confirmation of parkland requirements (dedication and/or cash-in-lieu of parkland)

xxxiii) written confirmation of completion of a site visit which may including staking of environmental features and top of bank

xxxiv) Source Water Disclosure Report

xxxv) Wildland Fire Assessment and related studies

g) Urban Design

i) master plan and/or detailed site plan

ii) architectural/community design guidelines

iii) coloured renderings

iv) elevation drawings

v) floor plan drawings

vi) microclimate study

vii) pedestrian level wind study

viii) signage plan

ix) sun and shadow study

x) urban design brief

xi) urban design and cultural heritage brief

xii) visual impact report

xiii) 3D flyovers and flythroughs

h) Development Engineering

i) construction management plan

ii) engineering cost estimate

iii) engineering non-standard/alternative design memo

- iv) Environmental Site Assessment – Phase 1
- v) Environmental Site Assessment – Phase 2
- vi) erosion and sediment control report
- vii) erosion and sediment control plans
- viii) environmental and engineering summary report
- ix) functional servicing report
- x) geotechnical report
- xi) grading plan(s)
- xii) noise (and vibration) study
- xiii) photometrics plan
- xiv) preliminary dewater plans/*environmental management plan*
- xv) preliminary engineering report
- xvi) Record of Site Condition
- xvii) servicing drawings
- xviii) single/multi-use demand table (water and wastewater)
- xix) slope stability assessment
- xx) slope map
- xxi) soil classification map
- xxii) drainage area plan
- xxiii) *stormwater* design brief
- xxiv) *stormwater* management report
- xxv) streetlight plan
- xxvi) water balance study

- xxvii) written confirmation of servicing approval from the Region of Peel
- xxviii) written confirmation of receipt of Record of Site Condition
- xxix) servicing options and feasibility report
- xxx) storm sewer design sheet
- xxxi) hydraulic analysis report for structures (i.e., culverts, watercourses) through property

i) Transportation Engineering

- i) on-street parking plan
 - ii) parking study
 - iii) pedestrian circulation plan/trails plan
 - iv) traffic operations assessment
 - v) transportation impact study
 - vi) loading study
 - vii) mobility plan
 - viii) *transportation demand management* plan
 - ix) written confirmation of a permit issued by the Ministry of Transportation
 - x) written confirmation of road access approval from the Ministry of Transportation and/or a Ministry of Transportation Permit
 - xi) written confirmation of road access approval from the Region of Peel
- a) For clarity, the division of the information noted above by discipline headings is for the purpose of sorting the material and does not limit or specify which discipline must request the material. It is understood that the material noted above may be requested and reviewed by other disciplines/agencies.

27.2.3 Subject to more detailed policies of this Plan, an applicant will be responsible for the costs of any peer review undertaken by the Town of any studies submitted by the applicant in support of any *development* application. The Town may enter into an

agreement with an applicant to administer peer review and set reasonable controls on peer review costs.

- 27.2.4 In addition to the information required under Policies 27.2.1 and 27.2.2 and in accordance with other relevant and land use specific policies of this Plan, an applicant will be required to submit any other studies, supporting information and material as the Town may determine to be relevant and necessary, regardless of whether it is specifically listed in the Town's Official Plan and Pre-consultation By-law, during the mandatory Pre-application Review Committee meeting, mandatory pre-consultation/Development Application Review Team review or formal application submission.
- 27.2.5 Exemptions and/or modifications to the complete application requirements of this Plan may be granted by the Town's Chief Planner or designate.
- a) Any such exemptions or modifications will be specified in writing during the mandatory Pre-application Review Committee meeting.
 - b) In considering the appropriateness of any such exemptions or modifications the Chief Planner or designate may take into account relevant factors such as:
 - i) where it has been determined that completion of such studies has occurred for an earlier planning approval;
 - ii) where the study is considered premature in the approval process;
 - iii) where the study requirement would result in an unnecessary duplication of effort; or,
 - iv) where the material is not relevant.
- 27.2.6 All required drawings, reports and technical studies will be prepared by qualified professional consultants in accordance with established standards, guidelines, protocols, and terms of reference as deemed acceptable to the Town.
- 27.2.7 An application for an official plan amendment, zoning by-law amendment, plan of subdivision or plan of condominium, or site plan will be considered complete under the *Planning Act* only when all of the following items have been provided to the Town:
- a) a completed, dated and signed application form, including any required authorization(s);
 - b) any information or material prescribed by statute or regulation;

- c) all complete application material required by the Town pursuant to Policies 27.2.2;
- d) a completed mandatory Pre-application Review Committee meeting form identifying complete application requirements and signed by both the applicant and Town staff;
- e) satisfactory completion of the pre-consultation/Development Application Review Team review requirements for the project and applicable formal *development* application; and,
- f) the required application fees.

27.3 Implementing Design Excellence

27.3.1 The Town will employ all available powers and tools to achieve a consistently high standard of site, building and landscape design.

27.3.2 Town-wide design guidelines will support the implementation of the design policies of this Plan.

27.3.3 To implement the design policies of this Plan, the Town will:

- a) ensure that the Town's Comprehensive Zoning By-law is regularly reviewed and amended to include standards that reflect the design objectives and policies of this Plan;
- b) update the Town-wide design guidelines and to include appropriate urban design guidance for all types of *development* and uses;
- c) prepare, or require the preparation of, area-specific design guidelines in accordance with this Plan;
- d) ensure that its engineering standards are regularly reviewed and revised as required to address the design objectives and policies of this Plan as well as any Council-approved design guidelines;
- e) ensure that the Town's site plan control manual sets out the requirements of the Town in a clear and concise manner; and,
- f) develop Town-wide *Green Development Standards*, guidelines and associated performance metrics to be applied to proposed *development*.

27.3.4 To implement the design policies of this Plan, the Town should:

- a) establish a design review panel to assist in the review of *development* applications to ensure high quality urban design;
- b) ensure that all public works decisions conform with the design policies of this Plan and are consistent with all applicable Council-approved design guidelines;
- c) establish architectural control in greenfield areas to:
 - i) detail proposed building designs and materials;
 - ii) avoid repetitive building forms along residential streets;
 - iii) ensure that prominent lots, such as corner lots, have specific building designs; and,
 - iv) ensure that the impact of garages and loading doors on streetscapes is mitigated.

27.3.5 Design Guidelines

- a) Design guidelines will be:
 - i) prepared by qualified urban designers;
 - ii) approved by Council; and,
 - iii) used to guide the design and construction of municipal projects and the evaluation of *development* applications.
- b) Development applications should be consistent with all applicable Council-approved design guidelines.
- c) The Town may require the preparation of area-specific design guidelines to support the implementation of secondary plans, tertiary plans, and *major development* proposals, including plans of subdivision.

27.3.6 In accordance with the complete application requirements of this Plan, applicants will be required to submit information and materials to demonstrate conformity with the design policies of this Plan and consistency with any applicable design guidelines.

27.3.7 An urban design brief or architectural design plan will guide:

- i) the desired siting of buildings;
- ii) architectural design elements and materials;
- iii) the design of prominent/special lots, including corner lots; and,
- iv) the design review process.

28. PUBLIC ENGAGEMENT AND NOTICE

Consistent with the vision and guiding principles of this Plan, the Town's public engagement and notice measures, as outlined in this chapter, are intended to be transparent, *accessible*, responsive, and inclusive.

28.1 General

28.1.1 The Town will follow the public notification and engagement procedures prescribed by the *Planning Act* and its regulations to inform and obtain the views of the public in respect to proposed official plan and zoning by-law amendments, plans of subdivision and consents to sever lands. The *Planning Act* also authorizes the Town to implement alternative measures for informing and obtaining the views of the public in respect of certain types of proposals as set out in this Plan.

28.2 Additional Meeting Requirements and Alternative Notice Measures

28.2.1 Further to the meetings prescribed by the *Planning Act* and its regulations:

- a) A community meeting should be held regarding a proposed official plan amendment or zoning by-law amendment.
- b) Council may request that additional meetings be held regarding a proposed official plan amendment or zoning by-law amendment.
- c) An additional public meeting should be held where:
 - i) there has been a significant change to a proposed official plan amendment or zoning by-law amendment; or,
 - ii) a significant amount of time has passed since the most recent public meeting.
- d) In the case of a comprehensive review of this Plan, Council may choose to hold more public meetings than the open house and statutory public meeting prescribed by the *Planning Act*.

28.2.2 An open house required by the Town will be held no later than seven days prior to the date of the initial public meeting.

28.2.3 Notice of any additional meetings described in Policy 28.2.1 will be provided no later than 14 days prior to the date of the meeting or open house.

28.2.4 Notice of a statutory public meeting (i.e., required by the *Planning Act*) in respect of a proposed official plan amendment or zoning by-law amendment where a community meeting has been, or is to be, held, will be given in accordance with the *Planning Act*, or the regulations thereto, except where in conflict with the following policies, which will prevail:

- a) Notice will be given than no later than 14 days prior to the date of the statutory public meeting.
- b) Notice regarding a proposal that applies Town-wide or generally to the Town will be placed in the local newspapers with sufficient general circulation to collectively cover the entire Plan area.
- c) Notice given regarding a site-specific proposal will be:
 - i) placed in the local newspaper(s) with sufficient general circulation in the area of and around the subject lands; or,
 - ii) sent by personal service, ordinary mail, fax or e-mail to every owner of land:
 - within 120 metres of the subject lands; or,
 - within the mandatory alternative notice radius required by Policy 28.2.5; or,
 - within the discretionary alternative notice radius determined pursuant to Policy 28.2.6.
- d) Notice given regarding a site-specific proposal will include the erection, by the applicant, notice of application signage on the lands subject to the application in accordance with Town requirements.
- e) Notice given to an organization or public body will be sent by personal service, ordinary mail, email or fax.

28.2.5 Any required notice regarding the intention to pass a zoning by-law amendment to remove a holding zone provision (“H” symbol) will be placed in the local newspaper(s) with sufficient general circulation in the area of and around the subject lands no later than five days prior to the date of the applicable Council meeting.

28.2.6 Mandatory Extension of Public Notice Outside of the Urban Area

Notice of a proposed official plan amendment or zoning by-law amendment in respect of lands outside of the urban area will be provided to owners of land within a 1,000-metre radius of the subject lands where a 120-metre radius would otherwise be required.

28.2.7 Discretionary Extension of Public Notice within the Urban Area

- a) The Town's Chief Planner or designate may direct that a 120-metre notice radius be extended to notify additional owners of land in relation to a *development* application where one or more of the following circumstances apply:
 - i) The subject lands are surrounded by a limited number of properties that substantially comprise the 120-metre notice radius.
 - ii) A significant population is located just beyond the 120-metre notice radius.
 - iii) A limited number of remaining neighbourhood properties are located just beyond the 120-metre notice radius.
- b) The Town's Chief Planner or designate may not direct that the 120-metre notice radius be extended if such an extension would result in:
 - i) an excessively large notice area;
 - ii) an excessively large number of property owners being notified, creating undue cost implications; or,
 - iii) notification to property owners that are not reasonably associated with the subject property.

28.2.8 Discretionary Extension of Public Notice for Town-initiated Amendments

- a) For a site- or area-specific official plan or zoning by-law amendment initiated by the Town, where newspaper notice would not otherwise be required and there may be wider public interest, the Town's Chief Planner or a designate may direct that notice be placed in the local newspaper(s) with sufficient general circulation in the area of and around the subject lands.

28.2.9 The content and effective date of any notice will otherwise be in accordance with the application provisions of the *Planning Act*, or the regulations thereto.

28.2.10 Applicants and relevant technical consultants should attend all public engagement events related to their *development* application and be prepared to respond to questions and comments.

28.3 Indigenous Engagement

28.3.1 Indigenous Nations are unique with distinct cultures, constitutional rights, histories, governance, traditions and languages, and it cannot be assumed that there is a singular Indigenous point of view. Requirements for consultation with Indigenous Nations differ from public consultation because of section 35 of the *Constitution Act* regarding Aboriginal and treaty rights.

28.3.2 Ontario municipalities are required to engage with Indigenous Nations in accordance with Provincial plans, policies, and legislation, including the *Planning Act*, the *Environmental Assessment Act*, and the *Ontario Heritage Act*.

28.3.3 The Town will foster meaningful relationships with Indigenous Nations on matters of mutual interest and concern to become better neighbours and partners.

28.3.4 The Town's Indigenous Community Engagement Protocol will provide direction on meaningful engagement with Indigenous Nations related to development applications or Town-initiated planning projects.

28.3.5 The Town will engage and consult with Indigenous Nations, the Region of Peel, and neighbouring municipalities on matters of mutual interest and concern in accordance with the Indigenous Community Engagement Protocol.

28.3.6 Further to the *archaeological resources* policies in Chapter 6, Cultural Heritage, of this Plan:

- a) Indigenous Nations will be notified of the identification of Indigenous burial sites and *significant archaeological resources* related to the activities of their ancestors.
- b) Where *archaeological resources* are documented and found to be Indigenous in origin, a copy of the relevant archaeological assessment report will be provided to the appropriate Indigenous Nations.
- c) Where Indigenous *archaeological resources* cannot be *conserved* in place, the Town, *development* proponent and consultant archaeologist will consult with the appropriate Indigenous Nations to identify interpretive and commemorative opportunities to ensure the long-term protection of the archaeological resources.

- d) Indigenous Nations will be notified and engaged in any process to review or update the archaeological management plan required by the cultural heritage policies of this Plan.

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29. PROGRAMS AND INCENTIVES

This chapter establishes and describes the programs and incentives that may be used by the Town to implement this Plan.

29.1 Community Improvement Plans

29.1.1 The Town may, in a by-law, designate one or more community improvement project areas in accordance with the provisions of the *Planning Act* to address one or more of the following:

- a) deficiencies in the physical *infrastructure* of the area, including water, sanitary sewers, storm sewers, roads, sidewalks, curbs, street lighting, traffic control and electrical facilities;
- b) opportunities to support climate change adaptation and mitigation measures in alignment with this Plan;
- c) inadequate parks, open space, landscaping and community or recreation facilities;
- d) opportunities for placemaking improvements to the built, natural and social environments;
- e) evidence of economic decline in commercial areas, such as unstable uses or high vacancy rates;
- f) opportunities to enhance or facilitate the viability of mixed-use, commercial, residential and *employment areas*;
- g) opportunities to enhance or facilitate economic activity in agricultural and *rural areas* in accordance with permitted uses in this Plan;
- h) problems with incompatible land uses;
- i) buildings and structures in need of maintenance and repair;
- j) need to improve streetscape amenities on public and/or private property;
- k) deficiencies in the provision or design of off-street parking areas;
- l) need for *cultural heritage resource conservation*;
- m) opportunities for *infill* and *development* of underutilized sites;

- n) opportunities to address housing issues that may be particular to one community or Town-wide, including the *development* of affordable home ownership and rental housing; and,
- o) existing or probable soil or water contamination.

29.1.2 A community improvement plan may be prepared, adopted and implemented to guide the following within each community improvement project area:

- a) upgrades to existing municipal *infrastructure* and services for the purpose of stimulating private investment;
- b) the construction, repair, *rehabilitation* or improvement of buildings and structures;
- c) the acquisition, holding, clearing, grading or preparation of land for community improvement;
- d) the sale, lease or transfer of municipal lands and buildings; and,
- e) the provision of grants, loans or tax assistance for community improvement activities such as the cost of *rehabilitating* lands and buildings.

29.1.3 Prior to adopting a community improvement plan, Council will be satisfied that it can reasonably finance the Town's share of its implementation costs.

29.1.4 The Town may, in a by-law, dissolve a community improvement project area where it is satisfied that the community improvement plan has been carried out.

29.2 Incentives for Intensification

29.2.1 The Town will develop and implement, in collaboration with the Region of Peel, planning and financial tools, incentives and arrangements to promote and support *intensification* in Town's Centres and Corridors, as identified on Schedule B1, Town Structure.

29.2.2 The Town will work in collaboration with all levels of government to provide incentives to attract high density employment uses such as government and office buildings, and institutional, cultural, and entertainment facilities to the Town's Centres and Corridors, as identified on Schedule B1, Town Structure.

29.3 Support and Incentives for Affordable Housing

- 29.3.1 The Town will encourage and support the provision of affordable housing Town-wide and particularly in the Town's Centres and Corridors, as identified on Schedule B1, Town Structure, which are planned to be served by future transit service.
- 29.3.2 The Town may provide financial and non-financial incentives to encourage or support the *development* of affordable housing units. Town incentives will build on and complement incentives provided by other levels of government and may include:
- a) a grant in lieu of property taxes for the affordability period;
 - b) a waiver or grant in lieu of Town *development* application fees;
 - c) a waiver or grant in lieu of Town *development* charges;
 - d) relief from cash-in-lieu of parkland requirements;
 - e) a waiver of the Town requirement for letters of credit related to servicing and landscaping;
 - f) as-of-right zoning for affordable housing;
 - g) alternative *development* and design standards; and,
 - h) any other measures authorized through legislation.
- 29.3.3 The Town may provide financial and non-financial incentives for affordable rental housing in the form of:
- a) additional dwelling units, where such units are permitted; and,
 - b) single-room occupancy accommodation in permitted rooming and boarding houses, subject to an amendment to incorporate implementing policies into this Plan.
- 29.3.4 The Town may develop alternative *development* and design standards for affordable and *supportive housing*.
- 29.3.5 The Town may provide financial and non-financial incentives to encourage or support the inclusion of *universal design* elements in a higher share of new residential units.

29.4 Support for Economic Development

29.4.1 Recognizing the financial benefits of employment and commercial *development*, the Town should:

- a) streamline approval processes, where possible, to support the implementation of this Plan and the Town's Economic Development Strategy;
- b) ensure that a sufficient supply of land is available for employment uses;
- c) develop policies to facilitate and encourage employment and commercial *development* in the Town's key areas of competitive advantage such as:
 - i) tourism and recreation;
 - ii) agricultural and agriculture-related or supported businesses;
 - iii) small business and home-based occupations;
 - iv) knowledge-based and innovation industries;
 - v) advanced manufacturing, including food-based manufacturing; and,
 - vi) eco-business zones and industries that promote environmental quality, economic vitality, and social benefits.

29.4.2 The Town should work with the Ontario Federation of Agriculture, the Peel Federation of Agriculture, the Province and other organizations to support agricultural operations and *agriculture-related uses*, including the implementation of agri-food strategies and food systems planning.

29.4.3 The Town will participate in the Federal Government's Zero Emission Vehicle Infrastructure Program and support facilities and programs that will help achieve *net-zero* greenhouse gas emissions, including, but not limited to:

- a) facilities that promote alternate modes of transportation to reduce dependency on the single-occupant vehicle;
- b) electric vehicle charging *infrastructure*; and,
- c) the Green Fleet Strategy.

30. MONITORING REQUIREMENTS

The Town recognizes the importance of information to support decision-making and priority setting. Further to Part A, Section 1.8, Monitoring, this chapter sets out specific monitoring requirements to help the Town measure the success of the Plan and regularly update and improve its content.

30.1 Municipal Planning Data Reporting

- 30.1.1 The Town will provide quarterly reports to the Ministry of Municipal Affairs and Housing, as required by Provincial regulation, documenting *Planning Act* applications that have been submitted, decided or appealed, as well as any community housing accelerator and zoning orders made by the Minister.
- 30.1.2 The Town will provide annual reports to the Ministry of Municipal Affairs and Housing, as required by Provincial regulation, documenting any:
- a) new *strategic growth areas* or *employment areas*;
 - b) *employment area* conversions;
 - c) new *major transit station area* boundaries or changes to *major transit station area* boundaries; and,
 - d) changes to *settlement area* boundaries.

30.2 Monitoring Growth and New Communities

- 30.2.1 The Town will regularly monitor the type and distribution of growth occurring to assist with *infrastructure* and transit planning, growth management and land use decision-making.
- 30.2.2 A monitoring program will be developed and implemented to assess the achievement of the growth-related policies of this Plan including, among other things:
- a) population and employment growth;
 - b) population and employment densities;
 - c) residential and employment *intensification*;
 - d) employment and housing mix;
 - e) residential and non-residential *development* activity;

- f) available water and wastewater capacity;
- g) geographic equity in service provision;
- h) design excellence; and,
- i) percentage of the work force living and working within the Town.

30.2.3 The Town will monitor the application of the Region of Peel's Healthy Development Framework through Town policies, standards and guidelines, as well as *development* approvals, to determine its effectiveness in contributing to *healthy communities*.

30.3 Monitoring Housing

30.3.1 The Town will regularly monitor housing to assess the effectiveness of this Plan's policies in addressing local housing needs.

30.3.2 The Town will monitor housing production, including the mix of dwelling types, tenure and affordability.

30.3.3 The Town will monitor the supply of draft approved and registered residential lots.

30.3.4 The Town will work with the Region of Peel to establish a framework to monitor and report on affordable housing units acquired through *inclusionary zoning*, administer the units, and ensure any proceeds from the sale of units above the affordability threshold will be used for affordable housing initiatives.

30.3.5 *Affordable housing* thresholds for low- and moderate-income households will be updated in accordance with Provincial policy.

30.4 Monitoring the Environment and Changing Climate

30.4.1 As part of regular reporting on the state of the environment in Caledon, the Town will monitor and assess matters addressed by this Plan such as:

- a) the protection of natural features and areas;
- b) climate change adaptation and mitigation indicators;
- c) conformity with the *sustainability* objectives and policies in this Plan;
- d) ecosystem integrity;
- e) water resources;

- f) the reliability and availability of diverse energy and transportation services; and,
- g) energy and water use and greenhouse gas emissions.

30.4.2 A monitoring program will be developed and implemented to assess the achievement of the Natural Environment System policies of this Plan. Potential evaluation metrics may include, among other things:

- a) total forest cover;
- b) total hectares of land protected; and,
- c) an inventory of species at risk.

30.4.3 The Town will promote monitoring of the individual and cumulative effects of the *transportation system* on the Natural Environment System, including the effects of road salt and transportation-related emissions.

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31. GLOSSARY

Accessibility/Accessible means the design of products, devices, services, or environments for people who experience disabilities. Ontario has laws to improve accessibility for people with disabilities, including the *Accessibility for Ontarians with Disabilities Act*, the Ontario Human Rights Code, and the Ontario Building Code.

Accessory means:

- a) naturally and normally incidental, subordinate and exclusively devoted to the principal use located on the same lot. (Niagara Escarpment Plan); or,
- b) the use of any land, building or structure which is subordinate or incidental to the principal use located on the same lot.

Accessory facility means a detached building, structure or other installation that is not used for human habitation, the use of which is naturally and normally incidental, subordinate, and exclusively devoted to the principal use located on the same lot. (Niagara Escarpment Plan)

Accessory use means the use of any land, detached building, structure or facility that is incidental, subordinate in size and exclusively devoted to the principal use, building or structure located on the same lot. (Oak Ridges Moraine Conservation Plan)

Active recreation means activity characterized by the need for special facilities, such as golf courses, tennis courts and recreation theme parks, which usually require large-scale modification of the land surface, often accompanied by the introduction of buildings and structures.

Active transportation means human-powered travel, including but not limited to, walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed. (Provincial Policy Statement)

Additional needs housing means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of additional needs housing may include, but are not limited to long-term care homes, adaptable and *accessible* housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.

Additional residential unit means a self-contained separate dwelling unit with full kitchen and bath facilities and separate entrance, as part of an existing detached, semi-detached or row house, or in a structure ancillary to a detached, semi-detached or row house (also referred to as second units or secondary suites). (Region of Peel Official Plan)

Adjacent lands:

- a) Within the Oak Ridges Moraine Conservation Plan area, all lands within the Oak Ridges Moraine Conservation Plan Minimum Area of Influence, and those lands described in subsections b) ii) and c) of this definition.
- b) Within the Greenbelt Plan Protected Countryside, all lands within 120 metres of a *key natural heritage feature* within the Natural Heritage System and all lands within 120 metres of a *Key Hydrologic Feature* anywhere within Protected Countryside, and those lands described in subsections c) ii) and d) of this definition; or,
- c) In relation to *wetlands*:
 - i) those lands within 120 metres of an individual *wetland* area; and,
 - ii) all lands connecting individual *wetland areas* within a *wetland* complex.
- d) as defined in the Provincial Policy Statement, 2020, as amended.
- e) In all other environmental instances:
 - i) lands abutting elements of the Natural Environmental System;
 - ii) lands which include Natural *Linkages* contiguous to the Natural Environmental System; and,
 - iii) lands having a probable functional relationship with the Natural Environmental System.

Adverse effects means one or more of:

- a) impairment of the quality of the natural environment for any use that can be made of it;
- b) injury or damage to property or plant or animal life;
- c) harm or material discomfort to any person;

- d) an adverse effect on the health of any person;
- e) impairment of the safety of any person;
- f) rendering any property or plant or animal life unfit for human use;
- g) loss of enjoyment of normal use of property;
- h) interference with normal conduct of business; and,
- i) within the Oak Ridges Moraine Conservation Plan area, impairment, disruption, destruction or harmful alteration.

Affordable housing means a residential unit that is either owned or rented that meets the following criteria:

- a) For rental - In the case of a residential unit intended for use as a rented residential premises, the less expensive of the following will be considered to be an affordable residential unit:
 - i) The rent is no greater than 30 percent of the gross annual household income for low and moderate-income households.
 - ii) The rent is at or below the average market rent of a unit in the regional market area.
- b) For ownership - In the case of a residential unit not intended for use as a rented premises, the less expensive of the following will be considered to be an affordable residential unit:
 - i) The price of the residential unit results in an annual accommodation cost that is no greater than 80 percent of the gross annual household income for low and moderate-income households.
 - ii) The purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area.

Age-friendly means in an age-friendly community, the policies, services and structures related to the physical and social environment are designed to help older adults "age actively." In other words, the community is set up to help older adults live safely, enjoy good health and stay involved.

Agricultural impact assessment means a study, prepared in accordance with provincial and municipal guidelines, that evaluates the potential impacts of non-agricultural *development* on agricultural operations and the *agricultural system* and recommends ways to avoid or, if avoidance is not possible, minimize and mitigate adverse impacts.

Agricultural system means a system as mapped and issued by the Province and further refined as shown in this Plan, comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. It has two components:

- a) an agricultural land base comprised of *Prime Agricultural Areas*, including specialty crop areas, and *rural lands* that together create a continuous productive land base for agriculture; and,
- b) an *agri-food network*, which includes *infrastructure*, services, and assets important to the viability of the agri-food sector.

Agricultural uses means the growing of crops, including nursery, cannabis and industrial hemp, biomass, and horticultural crops; the breeding, care and/or raising of livestock including horses and bees; raising of other animals for food, fur or fibre, including poultry and fish and the selling of such stock or the product of such stock; aquaculture; apiaries; agro-forestry and the sale of related products including fuel wood, Christmas trees, and maple products; but excluding the retail sale of cannabis-based and industrial hemp-based or derived products; and associated on- farm structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, a farm dwelling and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

Agriculture-related uses means those farm-related commercial and farm-related industrial uses that are directly related to *farm operations* in the area, support agriculture, benefit from being in close proximity to *farm operations*, and provide direct products and/or services to *farm operations* as a primary activity. (Provincial Policy Statement)

Examples of agriculture-related uses include, but are not limited to, the use of land and/or buildings or structures for:

- a) the manufacturing, processing, storage, wholesale and/or retail sales of such goods as farm machinery, farm equipment, tools, consumables, agricultural by-products, subsurface drainage materials;
- b) grain drying;

- c) cold storage facilities;
- d) custom spraying;
- e) abattoirs; and,
- f) farm-based alcohol production facilities.

Uses excluded from consideration as agriculture-related uses include:

- a) cannabis-related uses;
- b) industrial hemp-related uses not associated with outdoor cultivation; and,
- c) the retail sale of cannabis-based and industrial hemp-based or derived productions.

Agri-food network means within the *agricultural system*, a network that includes elements important to the viability of the agri-food sector such as regional *infrastructure* and transportation networks; on-farm buildings and *infrastructure*; agricultural services, farm markets, distributors, and primary processing; and vibrant, agriculture-supportive communities. (Provincial Policy Statement)

Agri-tourism uses means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the *farm operation*. (Provincial Policy Statement)

Alternative energy system means a system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling that significantly reduces the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.

Ancillary uses means uses that primarily serve the business functions on employment land, such as small-scale retail uses.

Archaeological resources means artifacts, archaeological sites and marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*. Archaeological resources may include the remains of a building, structure, activity or cultural feature or object which, because of the passage of time, is on or below the surface of land or water and is of significance to the understanding of the history of a people or place.

Areas of archaeological potential means areas with the likelihood to contain *archaeological resources*. Criteria to identify archaeological potential are established by the Province. The *Ontario Heritage Act* requires archaeological potential to be confirmed by a licensed archaeologist. (Provincial Policy Statement)

Areas of Natural and Scientific Interest (ANSI) means areas of land and water containing natural landscapes or features which the Province has identified as having life science or earth science values related to protection, scientific study or education. Life Science ANSIs are ANSIs identified by the Province for their biotic attributes. Earth Science ANSIs are ANSIs identified by the Province for their geologic attributes.

Attainable residential unit means a residential unit that meets the following criteria:

- a) The residential unit is not an *affordable residential unit*;
- b) The residential unit is not intended for use as a rented residential unit.
- c) The residential unit was developed as part of a prescribed *development* or class of *developments*;
- d) The residential unit is sold to a person who is dealing at arm's length with the seller; and,
- e) Such other criteria as may be prescribed by the Province.

Buffer/Buffered/Buffering means an area of vegetated land adjacent to a natural heritage feature or area that helps to mitigate the *negative impacts of development or site alteration*. The extent and composition of a vegetated buffer is determined in accordance with provincial and municipal official plan policies or through a local *subwatershed study, environmental impact study* or other equivalent study.

Built heritage resources means one or more buildings, structures, monuments, installations, or any manufactured or constructed part of remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on a property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included in local, provincial, federal and/or international registers. (Growth Plan)

Community facilities means a facility operated by or on behalf of a public authority for the provision of community activities such as, but not limited to recreation, libraries, arts, crafts, museums, social and charitable activities. This includes pools, outdoor

rinks and arenas. Private facilities such as gyms, banquet halls/conference centres or convention centres are not considered community facilities.

Compact built form means a land use pattern that encourages the efficient use of land, walkable neighbourhoods, mixed-land uses (residential, retail, workplace, and institutional) all within one neighbourhood, proximity to transit and reduced need for *infrastructure*. Compact built form can include detached and semi-detached houses on small lots as well as townhouses and walk-up apartments, multi-storey commercial *developments*, and apartments or offices above retail. Walkable neighbourhoods can be characterized by roads laid out in a well-connected network, destinations that are easily *accessible* by transit and *active transportation*, sidewalks with minimal interruptions for vehicle access, and a pedestrian-friendly environment along roads to encourage *active transportation*.

Compatible/Compatibility means the *development or redevelopment* of uses which may not necessarily be the same as, or similar to, the existing *development*, but can coexist with the surrounding area without unacceptable adverse impact.

Complete communities means places such as mixed-use neighbourhoods or other areas within cities, towns, and *settlement areas* that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and *community facilities*. Complete communities are *age-friendly* and may take different shapes and forms appropriate to their contexts.

Conservation:

- a) in an ecological context, means the wise management of the environment in a way that will maintain, restore, enhance and protect its *quality and quantity* for sustained benefit to humans and the environment; and,
- b) in a cultural heritage context, means the identification, protection, management and use of *built heritage resources, cultural heritage landscapes* and *archaeological resources* in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative *development* approaches can be included in these plans and assessments.

Contaminant management plan means a report that demonstrates how *development* proposals, involving the manufacturing, handling and storage of bulk fuels, chemicals or contaminants (significant threats prescribed under the *Clean Water Act*) will implement safety measures to help prevent contamination of groundwater or surface water supplies. The contaminant management plan must include a list of all chemicals used on the subject lands and within any structures and demonstrate how the risk of release to the environment will be mitigated and managed.

Cultural heritage landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms. (Provincial Policy Statement)

Cultural heritage resources means *built heritage resources*, *cultural heritage landscapes* and *archaeological resources* that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation. (Greenbelt Plan, Growth Plan)

Cumulative environmental impacts means the incremental effect of an action when added to other past, present, and foreseeable future actions. These changes are characterized by being collectively significant over time and space, by occurring frequently in time or densely in space, and by combining additively or synergistically.

Delineated built-up area means all land within the limits of the developed urban area as defined by the Minister in consultation with affected municipalities for the purpose of measuring the minimum *intensification* target in this Plan.

Designated greenfield area means lands within *settlement areas* (not including rural settlements) but outside of *delineated built-up areas* that have been designated in an official plan for *development* and are required to accommodate forecasted growth to the horizon of this Plan. Designated greenfield areas do not include *excess lands*. (Growth Plan)

Development/redevelopment means the creation of a new lot, a change in land use, or construction of buildings and structures, requiring approval under the *Planning Act*, but does not include activities that create or maintain *infrastructure* authorized under an environmental assessment process or works subject to the *Drainage Act*.

Ecological functions means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes, including hydrologic functions and biological, physical, chemical and socio-economic interactions.

Ecological integrity means the condition of ecosystems in which:

- a) the structure, composition and function of the ecosystems are unimpaired by the stresses from human activity,
- b) natural ecological processes are intact and self-sustaining, and,
- c) the ecosystems evolve naturally.

Ecological integrity includes hydrologic integrity.

Employment area means those areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities. (Provincial Policy Statement, Growth Plan)

Endangered species means a species that is classified as “Endangered Species” on the Species at Risk in Ontario List, as updated and amended from time to time. (Provincial Policy Statement)

Enhancement area means a terrestrial and aquatic areas that have been restored or that have the potential to be restored to a natural state. Enhancement areas include naturally vegetated or potentially revegetated lands that expand, connect, link or border natural heritage features and areas and that have been or are planned to be *rehabilitated* or restored to support *ecological functions*. Potential enhancement areas that are not in a natural state but have the potential to be restored to a natural state to improve the integrity and function of the Greenlands System are identified through the preparation of a natural heritage evaluation, hydrologic evaluation, environmental impact study or *natural heritage system* study. Enhancement areas exclude *buffers* and areas that are required to mitigate the impacts of *development* or provided as compensation for the loss of natural heritage features and areas.

Environmental impact study means a study prepared in accordance with the Town's terms of reference, to identify and assess the impacts of *development* on a specified ecosystem form, function and integrity.

Environmental management plan means a plan prepared in accordance with the Town's terms of reference, which provides for the protection, maintenance, enhancement and restoration of specified ecosystem forms or functions.

Erosion hazard means the loss of land, due to human or natural processes, that poses a threat to life and property. The erosion hazard limit is determined using considerations that include the 100-year erosion rate (the average annual rate of recession extended over a 100-year time span), an allowance for slope stability, and an erosion/erosion access allowance. (Provincial Policy Statement, 2020)

Existing lot of record means lot held under distinct and separate ownership from all abutting lots as shown by a registered conveyance in the records of the Land Registry office on May 23, 2014. (Region of Peel Official Plan)

Farm operation means the composite of all parcels of the land base where the predominant activities are *agricultural uses*; a principal farm residential dwelling; supplementary farm residences required for the farm operation; barns, sheds, silos, manure storage structures and *accessory facilities*, which support the farm operation; *On-farm Diversified Uses*, where they meet the policies of this Plan; and *woodlands* located on the properties associated with the uses listed above will be considered as part of the farm operation. The farm operation must have a valid Farm Business Registration Number.

Fish habitat means the spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which fish depend, directly or indirectly, to carry out their life processes as defined in the *Fisheries Act*.

Flooding hazard means the inundation, under the conditions specified below, of areas adjacent to a *shoreline* or a river or stream system and not ordinarily covered by water. Along river, stream and small inland lake systems, the flooding hazard limit is the greater of:

- a) the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific *watershed* and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over *watersheds* in the general area;

- b) the 100-year flood; and,
- c) a flood greater than i) or ii), which was actually experienced in a particular *watershed* or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources and Forestry, except where the use of the 100-year flood or the actually experienced event has been approved by the Minister of Natural Resources and Forestry as the standard for a specific *watershed* (where the past history of flooding supports the lowering of the standard).

Green Development Standards means a set of measures integrated into the planning approvals process for new *developments* related to environmentally, socially, and economically *sustainable* design in order to help meet the Town's climate objectives.

Green infrastructure means natural and human-made elements that provide ecological and hydrologic functions and processes. Green infrastructure can include components such as natural heritage features and systems, parklands, *stormwater* management systems, street trees, *urban forests*, natural channels, permeable surfaces, and green roofs.

Habitat of endangered species and threatened species means habitat within the meaning of section 2 of the *Endangered Species Act, 2007*.

Hazardous forest types for wildland fire means forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the Ontario Ministry of Natural Resources and Forestry, as amended from time to time.

Hazardous lands means property or lands that could be unsafe for *development* due to naturally occurring processes. Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the *floodings hazard* or *erosion hazard* limits. (Provincial Policy Statement)

Hazardous sites means property or lands that could be unsafe for *development* and site alteration due to naturally occurring hazards. These may include unstable soils (e.g., sensitive marine clays/Leda clay, organic soils) or unstable bedrock (i.e., karst topography). (Provincial Policy Statement)

Hazardous waste, as defined in Regulation 347 of the Revised Regulations of Ontario, 1990, as amended.

Headwater means the source area of a stream including springs and upwelling areas.

Healthy communities means a broad and inclusive definition of health which refers to not merely the absence of disease, but also complete physical, mental and social well-being. This is a proactive model of wellness incorporating a person's perceptions of their quality of life, their chances for optimal social interaction, the availability of community activities and resources, and a monitoring of the link between daily stress and health. A healthy community is characterized by:

- a) a clean, safe, high quality physical environment;
- b) a stable ecosystem that is moving towards *sustainability*;
- c) a strong, mutually supportive and non-exploitative community;
- d) a high degree of participation and control by the public over decisions affecting their lives, health and well-being;
- e) the meeting of basic needs for food, water, shelter, income, security and work for all the people of the community;
- f) access to a wide variety of experiences and resources, with the chance for a wide variety of contact, interaction and communication;
- g) a diverse, vital and innovative economy;
- h) connectedness with the past and with the cultural and biological heritage of the community, groups and individuals;
- i) a form that is *compatible* with and enhances the preceding characteristics;
- j) an optimum level of appropriate health and sick care services available to all; and,
- k) high levels of positive health and low levels of disease.

Heritage attributes, with respect to cultural heritage, means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g., *significant* views or vistas to or from a protected heritage property).

Heritage conservation district means an area of the municipality designated under Part V of the *Ontario Heritage Act* for the purposes of protecting and enhancing the special, collective character of that area.

Highly vulnerable aquifers means aquifers, including lands above the aquifers, on which external sources have or are likely to have a significant *adverse effect*.

Housing assessment a document, which could be a component of a Planning Justification Report, that evaluates how a proposed *development* will contribute to Peel-wide new housing unit targets shown in Table 4 of the Region of Peel Official Plan and meets the housing policies of this Plan and local municipal official plans. The housing assessment will consider how an appropriate range and mix of housing unit types, densities, sizes, affordability, and tenure will be provided through the *development*. Local municipalities are required to ensure that the housing assessment is consistent with Regional policies and definitions, including using the most current rental and ownership affordability thresholds.

Impervious surface means a surface that does not permit the infiltration of water, such as a rooftop, sidewalk, paved roadway, driveway or parking lot.

Inclusionary zoning includes policies, zoning by-laws and programs that require *development* of residential units to include affordable housing units and provide for those units to be maintained as affordable over time.

Infill means housing *development* in existing residential neighbourhoods within settlements, on vacant or underutilized land.

Infrastructure means physical structures (facilities and corridors) that form the foundation for *development*. Infrastructure includes: sewage and water systems, septage treatment systems, *stormwater* management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

Intelligent transportation systems means the application of advanced and emerging technologies in transportation.

Intensification means the *development* of a property, site or area at a higher density than currently exists through:

- a) *redevelopment*, including the reuse of brownfield sites;
- b) the *development* of vacant and/or underutilized lots within previously developed areas;
- c) *infill development*; and,

d) the expansion or conversion of existing buildings. (Provincial Policy Statement)

Invasive species means plants, animals and microorganisms that spread when introduced outside of their natural distribution and cause serious and often irreversible damage to ecosystems, the economy and society.

Issue contributing area means a vulnerable area around a municipal drinking water well where contaminants (e.g., nitrates, chlorides, or sodium) have been detected at a concentration, or there is a trend of increasing concentration of the contaminants, that may result in the deterioration of the quality of water for use as a source of drinking water.

Key hydrologic area means *Significant groundwater recharge areas, highly vulnerable aquifers*, and significant surface water contribution areas that are necessary for the ecological and hydrologic integrity of a *watershed*. (Greenbelt Plan, Growth Plan)

Key hydrologic feature means a key hydrologic feature as described in the Greenbelt Plan, Oak Ridges Moraine Conservation Plan, Niagara Escarpment Plan, and Lake Simcoe Protection Plan.

Key natural heritage feature means a key natural heritage feature as described in the Greenbelt Plan, Oak Ridges Moraine Conservation Plan, Niagara Escarpment Plan, and Lake Simcoe Protection Plan.

Landform conservation area means a landform conservation area as described in the Oak Ridges Moraine Conservation Plan.

Landform features means distinctive physical attributes of land such as slope, shape, elevation and relief.

Life Science Areas of Natural and Scientific Interest (ANSIs) means an area that has been identified as having life science values related to protection, scientific study, or education; and further identified by the Ministry of Natural Resources and Forestry using evaluation procedures established by that Ministry, as amended from time to time.

Linkage means an area providing connectivity to support a range of community and ecosystem processes and enable plants and animals to move between natural heritage features and areas over multiple generations. Linkages can include aquatic, riparian and terrestrial corridors that provide pathways for plants and animals to move or support functional processes between natural heritage features and areas, surface water features and groundwater features. The location, width, length, structure and

function of linkages should be determined in accordance with a natural heritage evaluation, hydrologic evaluation, environmental impact study or *natural heritage system* study. (Adapted from MNRF Natural Heritage Reference Manual, Second Edition)

Liquid industrial waste as defined in Regulation 347 of the Revised Regulations of Ontario, 1990, as amended.

Local institution means schools, small places of worship, and *community facilities*, such as daycares, libraries, and recreation facilities, that serve a local population.

Low impact development means an approach to *stormwater* management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and *stormwater* pollution. It typically includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration, and detention of *stormwater*. Low impact *development* can include, for example: bioswales, vegetated areas at the edge of paved surfaces, permeable pavement, rain gardens, green roofs, and exfiltration systems. Low impact *development* often employs vegetation and soil in its design, however, that does not always have to be the case and the specific form may vary considering local conditions and community character.

Major development, as defined in the Oak Ridges Moraine Conservation Plan, Lake Simcoe Protection Plan and Greenbelt Plan, as amended, means *development* consisting of:

- a) the creation of four or more lots;
- b) the construction of a building or buildings with a ground floor area of 500 square metres or more; or,
- c) the establishment of a major recreational use as described in Section 38 of the Oak Ridges Moraine Conservation Plan, 2017.

Major facilities means facilities which may require separation from *sensitive land uses*, including but not limited to airports, manufacturing uses, transportation *infrastructure* and corridors, rail facilities, marine facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities. (Provincial Policy Statement, 2020)

Major goods movement facilities and corridors means transportation facilities and corridors associated with the inter- and intra-provincial movement of goods. Examples include: intermodal facilities, ports, airports, rail facilities, truck terminals, freight corridors, freight facilities, and haul routes and primary transportation corridors used for the movement of goods. Approaches that are freight-supportive may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives. (Provincial Policy Statement, 2020)

Major transit station area means the area including and around any existing or planned higher order transit station or stop within a *settlement area*; or the area including and around a major bus depot in an urban core. Major transit station areas generally are defined as the area within an approximate 500 to 800 metre radius of a transit station, representing about a 10-minute walk.

Major retail means large-scale or large-format stand-alone retail stores (of 1,000 square metres of gross floor area or greater) or retail centres (of 3,000 square metres of gross floor area or greater) that have the primary purpose of commercial activities.

Minimum distance separation formulae means formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

Missing middle describes a range of housing types between detached dwellings and mid-rise apartment buildings that were more common before World War II. It includes *additional residential units, multiple-attached dwellings, multiplexes* and low-rise apartment buildings.

Mode share means the percentage of person-trips or of freight movements made by one travel mode, relative to the total number of such trips made by all modes.

Multimodal transportation system means a *transportation system* which may include several forms of transportation such as automobiles, walking, trucks, cycling, buses, rapid transit, rail (such as commuter and freight), air and marine.

Multiple-attached dwelling means a dwelling unit within a building containing three or more dwelling units, such as a townhouse/row house, stacked townhouse or back-to-back townhouse.

Multiplex means a single, low-rise, building with two, three or four dwelling units built at a scale similar to a detached dwelling. This type of housing is also referred to as a duplex, triplex or fourplex.

Natural hazards means hazards due to flooding, erosion, dynamic beaches, the presence of hazardous forest types for wildland fire, and unstable slopes, soils and bedrock that may pose a danger to public safety or public health or result in property damage.

Natural heritage system means a system made up of natural heritage features and areas, and *linkages* intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. These systems can include natural heritage features and areas, federal and provincial parks and *conservation* reserves, other natural heritage features, lands that have been restored or have the potential to be restored to a natural state, areas that support hydrologic functions, and working landscapes that enable *ecological functions* to continue. The Province has a recommended approach for identifying natural heritage systems, but municipal approaches that achieve or exceed the same objective may also be used.

Negative impacts:

- a) in regard to policy 1.6.6.4 and 1.6.6.5 of the Provincial Policy Statement, 2020, potential risks to human health and safety and degradation to the *quality and quantity* of water, sensitive surface water features and sensitive groundwater features, and their related hydrologic functions, due to single, multiple or successive *development*. Negative impacts should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;
- b) in regard to policy 2.2 of the Provincial Policy Statement, 2020, degradation to the *quality and quantity* of water, sensitive surface water features and sensitive groundwater features, and their related hydrologic functions, due to single, multiple or successive *development* or *site alteration* activities;
- c) in regard to *fish habitat*, any permanent alteration to, or destruction of *fish habitat*, except where, in conjunction with the appropriate authorities, it has been authorized under the *Fisheries Act*; and,
- d) in regard to other natural heritage features and areas, degradation that threatens the health and integrity of the natural features or *ecological functions* for which an area is identified due to single, multiple or successive *development* or *site alteration* activities.

Net-zero means a state in which the greenhouse gas emissions amount to zero when considering carbon offsets like renewable energy production.

Normal farm practices, means a practice, as defined in the *Farming and Food Production Protection Act, 1998*, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative technology in a manner consistent with proper advanced farm management practices. Normal farm practices will be consistent with the *Nutrient Management Act, 2002* and regulations made under that Act.

On-farm diversified uses means uses that are secondary to the principal *agricultural use* of the property and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, *agri-tourism uses*, and uses that produce value-added agricultural products.

Passive recreation means activity characterized by low intensity outdoor pastimes, such as hiking, snowshoeing, picnicking, bird watching, and photography, requiring minimal modification of the land surface and relatively few if any buildings or structures, such as a trail, benches, boardwalk or gazebo. Minimal land modifications to support these activities may also include necessary visitor amenities such as ground signs.

Prime Agricultural Area means areas where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime Agricultural Areas may be identified by the Ontario Ministry of Agriculture and Food using guidelines developed by the Province as amended from time to time. A Prime Agricultural Area may also be identified through an alternative agricultural land evaluation system approved by the Province.

Provincially significant employment zones mean areas defined by the Province in consultation with affected municipalities for the purpose of long-term planning for job creation and economic *development*. Provincially significant employment zones can consist of *employment areas* as well as mixed-use areas that contain a significant number of jobs.

Provincially significant wetland means a *wetland* identified as provincially significant using evaluation procedures established by the Ministry of Natural Resources and

Forestry, as amended from time to time. (Greenbelt Plan, Niagara Escarpment Plan, Provincial Policy Statement, 2020)

Public realm means the public realm is defined as the publicly owned places and spaces that belong to and are *accessible* by everyone. These can include municipal streets, lanes, squares, plazas, sidewalks, trails, parks, open spaces, and *conservation* areas.

Public service facilities means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, long-term care services, and cultural services. *Public service facilities* do not include *infrastructure*.

Quality and quantity, with respect to water and water resources, means the measurement of indicators such as: minimum base flow, oxygen levels, suspended solids, temperature, bacteria, nutrients, hazardous contaminants, and hydrologic regime in accordance with policies and guidelines as established by the Province, and other relevant agencies.

Rehabilitate/rehabilitated/rehabilitation, with respect to mineral aggregate resource extraction, means the return of land and water from which aggregate has been excavated so that the use or condition of the land:

- a) is restored to its former use or condition,
- b) is restored to a natural state or condition, or,
- c) is changed to another use or condition that is or will be *compatible* with the use of *adjacent land*, and,
- d) the required rehabilitation is in accordance with the requirements of this Plan, a local municipal official plan and relevant provincial plans and legislation, as applicable.

Renewable energy system means a system that generates electricity, heat and/or cooling from a renewable energy source.

Retirement home means a building in which,

- a) accommodation is provided, mainly for retired persons;
- b) common kitchen and dining facilities are provided for the residents, and;

- c) common lounges, recreation room

Rural areas means a system of lands within a municipality that may include rural *settlement areas*, *rural lands*, *Prime Agricultural Areas*, natural heritage features and areas, and resource areas. (Provincial Policy Statement, 2020)

Rural lands means lands that are located outside of both *settlement areas* and *Prime Agricultural Areas*. (Provincial Policy Statement, 2020)

Rural settlements means existing hamlets or similar existing small *settlement areas* that are long established and identified in this Plan. These communities are serviced by individual private on-site water and/or private wastewater systems, contain a limited amount of undeveloped lands that are designated for *development* and are subject to policies that limit growth. All *settlement areas* that are identified as hamlets in the Greenbelt Plan, as rural settlements in the Oak Ridges Moraine Conservation Plan, or as minor urban centres in the Niagara Escarpment Plan are considered rural settlements for the purposes of this Plan, including those that would not otherwise meet this definition.

Self-sustaining vegetation means vegetation dominated by native plant species.

Sensitive groundwater recharge and discharge areas means areas that are highly susceptible to water quality and/or quantity impairment due to a combination of hydrological and hydrogeological features, functions or processes. These may include:

- a) areas where surface water infiltration rates are high or concentrated and provide groundwater recharge needed to support ecologically *significant* features such as coldwater streams and *wetlands*;
- b) seepage areas and springs where the water table is present or discharging at the ground surface and replenishing or providing source water to ecologically *significant* features such as coldwater streams and *wetlands*
(Region of Peel Official Plan)

Sensitive land uses means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more *adverse effects* from contaminant discharges generated by a nearby *major facility*. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

Settlement areas mean urban areas and rural settlements within municipalities (such as cities, towns, villages and hamlets) that are:

- a) built-up areas where *development* is concentrated and which have a mix of land uses; and,
- b) lands which have been designated in an official plan for *development* in accordance with the policies of this Plan. Where there are no lands that have been designated for *development*, the settlement area may be no larger than the area where *development* is concentrated. (Based on Provincial Policy Statement, 2020, and modified for this Plan).

Shared housing means a form of housing where individuals share accommodation for economic, support, long term care, security, or lifestyle reasons. In some cases, shared housing has no support services included, such as with students, older adults and seniors, or other unrelated individuals choosing to live together to share the cost of housing. In other cases, shared housing may include support services, such as assistance with daily living activities, housekeeping, medication administration, and counselling.

Shorelines means bluffs and lands in immediate contact with, or in seasonally inundated areas adjacent to, lakes, rivers and streams. Shorelines are important habitats at the boundary between terrestrial and aquatic ecosystems. Due to height and location, shorelines may in some instances also be associated with slope and/or *erosion hazards*. (Region of Peel Official Plan)

Significant means:

- a) in regard to cultural heritage, important in terms of amount, content, representation, effect or value;
- b) in regard to *Life Science Areas of Natural and Scientific Interest*, an area identified as provincially significant using evaluation procedures established by the Ministry of Natural Resources and Forestry, as amended from time to time; (Greenbelt Plan, Niagara Escarpment Plan, Provincial Policy Statement, 2020)
- c) in regard to *woodlands*, an area which:
 - i) meets one or more of the criteria for Natural Area and corridor *woodland* in Table 1 of the Region of Peel Official Plan; or,

- ii) is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. The Province (Ministry of Natural Resources and Forestry) identifies criteria relating to the foregoing; and,
- d) in regard to other features and areas in Section 3.2.5 of the Greenbelt Plan, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of the Natural Heritage System. The Province (Ministry of Natural Resources and Forestry) identifies criteria relating to the foregoing, and while some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation. (Greenbelt Plan)

Significant groundwater recharge area means a significant groundwater recharge area identified:

- a) as a significant groundwater recharge area by any public body for the purposes of implementing the Provincial Policy Statement;
- b) as a significant groundwater recharge area in the assessment report required under the *Clean Water Act, 2006*; or
- c) as an ecologically significant groundwater recharge area delineated in a *subwatershed* plan or equivalent in accordance with provincial guidelines.

Ecologically significant groundwater recharge areas are areas of land that are responsible for replenishing groundwater systems that directly support sensitive areas like coldwater streams and *wetlands*.

Site alteration means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

Special policy area means an area within a community that has historically existed in the flood plain and where site-specific policies, approved by both the Ministers of Natural Resources and Forestry and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small-scale) and address the significant social and economic hardships to the community that would result from strict adherence to Provincial policies concerning *development*. The criteria and procedures for approval are established by the Province. A Special

Policy Area is not intended to allow for new or intensified *development* and *site alteration*, if a community has feasible opportunities for *development* outside the flood plain. (Provincial Policy Statement, 2020)

Strategic goods movement network means a hierarchical network of existing and potential truck routes identified as important routes for allowing the safe and efficient movement of goods. The network routes provide connectivity and continuity to each other, major goods generating activity centres, the Toronto Pearson International Airport, intermodal terminals and rail facilities, and major highways.

Strategic growth areas means areas within *settlement areas*, nodes, corridors, and other areas that have been identified by municipalities or the Province to be the focus for accommodating *intensification* and higher density mixed-uses in a more *compact built form*. Strategic growth areas include urban growth centres, *major transit station areas*, and other major opportunities that may include *infill*, *redevelopment*, brownfield sites, the expansion or conversion of existing buildings, or greyfields. Lands along highways, arterials, or other areas with existing or planned frequent transit service or higher order transit corridors may also be identified as strategic growth areas.

Stormwater, in an urban area, means rainfall and snowmelt that seeps into the ground or runs off the land into storm sewers, streams and lakes. It may also include runoff from activities such as watering lawns, washing cars and draining pools.

Stormwater management pond means detention basin that temporarily stores or treats collected *stormwater* runoff and releases it at a controlled rate.

Subwatershed means an area comprised of the land drained by an individual tributary to the main watercourse; a component of the larger *watershed*. The terms subwatershed study and subwatershed plan refer to similar types of documents prepared to contribute to the management of ground and surface water systems through engineering and land use planning that is based on ecology and resource management.

Supportive housing means housing that provides affordable housing and *accessible* residential accommodation within an environment that provides individual-based supports and services to persons who require them to live independently. Individual-based supports and services can include on-site or partnership-based assistance with activities of daily living, assistance with medical care and other community supports.

Sustainability/Sustainable/Sustainably means meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Threatened species means a species that is classified as “Threatened Species” on the Species at Risk in Ontario List, as updated and amended from time to time.

Transit-supportive, in regard to land use patterns, means *development* that makes transit viable, optimizes investments in transit *infrastructure*, and improves the quality of the experience of using transit. It often refers to compact, mixed-use *development* that has a high level of employment and residential densities, including air rights *development*, in proximity to transit stations, corridors and associated elements within the *transportation system*. Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives. (Provincial Policy Statement, 2020)

Transportation demand management means a set of strategies that result in more efficient use of the *transportation system* by influencing travel behaviour by mode, time of day, frequency, trip length, regulation, route, or cost. (Provincial Policy Statement, 2020)

Transportation system means a system consisting of facilities, corridors and rights-of-way for the movement of people and goods, and associated transportation facilities including transit stops and stations, sidewalks, cycle lanes, bus lanes, high occupancy vehicle lanes, rail facilities, parking facilities, park’n’ride lots, service centres, rest stops, vehicle inspection stations, intermodal facilities, harbours, airports, marine facilities, ferries, canals and associated facilities such as storage and maintenance. (Provincial Policy Statement, 2020)

Universal design means the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability.

Urban agriculture means the cultivation of food crops for human consumption in an urban or rural *settlement area* in the form of community gardens in public or private spaces, rooftop gardens and personal gardens on private lots. More intensive forms of urban agriculture can also include vertical farming facilities in *employment areas*.

Urban forest means all trees in urban and rural *settlement areas*, as well as the soils that sustain them, located on public and private property. The urban forest includes trees in natural areas as well as trees in more manicured settings such as parks, yards

and boulevards. For management purposes the urban forest can be grouped into two broad categories:

- a) Intensively managed forest – where the unit of management is the individual trees and standard arboricultural practices are applied (i.e., street trees); and,
- b) Extensively managed forest – where the unit of management is the forest stand or vegetation community and landscape ecology or silvicultural practices are applied (i.e., *woodlands* and natural areas).

Vegetation protection zone means a vegetated *buffer* area surrounding a *key natural heritage feature* or *key hydrologic feature*.

Watershed means the land drained by a river system. (Region of Peel)

Watershed plan is product of the watershed planning process, which will generally present:

- a) findings of watershed characterization (baseline conditions);
- b) goals, objectives, and directions for protecting water resources and managing activities and resources;
- c) identified issues and impacts;
- d) preferred land use and management scenarios; and,
- e) implementation approaches.

Wayside pits and quarries means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

Wellhead protection areas means the surface and subsurface area surrounding a water well or well field that supplies a public water system and through which contaminants are reasonably likely to move so as eventually to reach the water well or well field. Wellhead protection areas are delineated to identify areas that are vulnerable to both water quality and water quantity threats as follows:

For water quality threats, the size of the wellhead protection areas is determined by how quickly water travels underground to the well, measured in years, as defined below:

- a) Wellhead protection area A: the area within 100 metres of the wellhead.
- b) Wellhead protection area B: the area within which the time of travel period to the well is less than two years.
- c) Wellhead protection area C: the area within which the time of travel period to the well is less than five years.
- d) Wellhead protection area C1: the area within which the time of travel period to the well is less than 10 years.
- e) Wellhead protection area D: the area within which the time of travel period to the well is less than 25 years.
- f) Wellhead protection area E: the area where a well is under the influence of surface water and through which surface water flows in two hours to the well. Wells having groundwater under the direct influence (GUDI) of surface water are referred to as a GUDI well.

For water quantity threats, the size of the wellhead protection area is based on a tiered water budget analysis that identifies areas around a municipal well that are vulnerable to water quantity threats, as defined below:

- a) Wellhead protection area Q1: the area where activities that take water without returning it to the same source may be a threat.
- b) Wellhead protection area Q2: the area where activities that reduce recharge may be a threat.

Wetland means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens.

Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition. (Provincial Policy Statement, 2020).

Wetland area means a single contiguous wetland which may be composed of one or more wetland types.

Wildland fire assessment and mitigation standards means the combination of risk assessment tools and environmentally appropriate mitigation measures identified by the Ontario Ministry of Natural Resources and Forestry to be incorporated into the design, construction and/or modification of buildings, structures, properties and/or communities to reduce the risk to public safety, *infrastructure* and property from wildland fire.

Wildlife habitat means areas where plants, animals and other organisms live and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.

Woodland Core Area, means:

- a) Within the Oak Ridges Moraine Conservation Plan Area, areas defined and identified as Significant Woodlands in accordance with Oak Ridges Moraine Conservation Plan Technical Paper 7 – Identification and Protection of Significant Woodlands, published by the Province of Ontario in 2007, or any successor thereto;
- b) Within and west of the Niagara Escarpment Plan Area, areas meeting one or more of the criteria for Core Area Woodlands in Table 1 of the Region of Peel Official Plan; or,
- c) South and east of the Niagara Escarpment and Oak Ridges Moraine Conservation Plan Areas, areas meeting one or more of the criteria for Core and Natural Areas and Corridors Woodlands in Table 1 of the Region of Peel Official Plan.

Woodlands means ecosystems comprised of treed areas, woodlots, forested areas and the immediate biotic and abiotic environmental conditions on which they depend. Woodlands provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrologic and nutrient cycling, the provision of clean air and the long-term storage of carbon, the provision of *wildlife habitat*, outdoor recreational opportunities, and the *sustainable* harvest of a wide range of woodland products. Woodlands include woodlots, cultural woodlands, cultural savannahs, plantations and forested areas and may also contain remnants of old growth forests.

Woodlands are further defined as any area greater than 0.5 hectares that has:

- a) a tree crown cover of over 60 percent of the ground, determinable from aerial photography, or
- b) a tree crown cover of over 25 percent of the ground, determinable from aerial photography, together with on-ground stem estimates of at least:
 - i) 1,000 trees of any size per hectare;
 - ii) 750 trees measuring over five centimetres in diameter at breast height (1.37 metres), per hectare;
 - iii) 500 trees measuring over 12 centimetres in diameter at breast height (1.37 metres), per hectare; or,
 - iv) 250 trees measuring over 20 centimetres in diameter at breast height (1.37 metres) per hectare (densities based on the *Forestry Act of Ontario, 1998*); and,
 - v) which have a minimum average width of 40 metres or more measured to crown edges.

Treed portions with less than the required stocking level will be considered part of the woodland as long as the combination of all treed units in the overall connected treed area meets the required stocking level. Woodlands experiencing changes such as harvesting, blowdown or other tree mortality are still considered woodlands. Such changes are considered temporary whereby the forest still retains its long-term ecological value



Part H: Site-specific Policies and Secondary Plans

32. Site-specific Policies..... H-3

32.1 Exceptions Outside the Urban System H-3

32.2 Exceptions Within the Urban System H-6

Figure

H1 Site-specific Exceptions

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32. SITE-SPECIFIC POLICIES

The locations of sites subject to site-specific exception policies are identified on Figure H1, Site-specific Exceptions.

32.1 Exceptions Outside the Urban System

The following additional policies apply to certain lands outside of the Urban System that are not currently subject to a secondary plan. They are grouped according to the former townships indicated on Figure H1. Detailed site, building and use requirements will be determined through the *development* process and regulated by the implementing zoning.

Former Albion Township

- 32.1.1 On the lands identified by Roll Number 2124010005157200000 and municipally known as 6898 King Street, a *stormwater* facility, and a portion of a parking area related to a municipally owned recreation facility is also permitted. (1978 Official Plan, OPA 227, By-law No. 2009-142, Johnston Sports Park)
- 32.1.2 On the lands identified by Roll Number 212401000706000, an automotive repair shop is also permitted. Agricultural Area policies will continue to apply to this lot except where they prohibit or impair the construction and operation of an automotive repair shop. (1978 Official Plan, OPA 2, By-law No. 1980-5)
- 32.1.3 Reddington Retirement Community
 - a) The Reddington Retirement Community identified on Schedule B4, Town-wide Land Use, and Schedule E7, Palgrave, in Lots 26 and 27, Concession 6, will be located on approximately 77 hectares and consist of:
 - i) a variety of one-storey cluster villa buildings, each containing four to six dwelling units to a maximum of 188 units; and,
 - ii) a golf course and clubhouse accommodating a variety of recreational and social facilities.
 - b) The Town may review permissions for additional retirement housing or other *compatible* uses on this site as part of the review of the Palgrave Estate Residential Community policies in the 1978 Official Plan, as amended, or a related study.

- 32.1.4 On the property identified by Roll Number 212401000510600 and municipally known as 19179 Centreville Creek Road, a group home is permitted. (1978 Official Plan, OPA 98, By-law No 89-24)
- 32.1.5 On the 32.6-hectare property identified by Roll Number 212401000513010 and municipally known as 17317 Innis Lake Road, a kennel is permitted. (1978 Official Plan, OPA 217, By-law No. 2008-092)

Former Chinguacousy Township

- 32.1.6 On the 15.2-hectare property identified by Roll Number 2124130010135000000, municipally known as 5888 Boston Mills Road, a garden centre sales establishment is also permitted as an *accessory use* to a nursery use. (1978 Official Plan, OPA 65, By-law No. 1985-92)
- 32.1.7 On the 10.5-hectare property identified by Roll Number 2124130009029000000, municipally known as 13726 Airport Road, an auctioneer's facility is also permitted, including an *accessory* office, repair facility, and open storage area. (1978 Official Plan, OPA 102, By-law No. 1989-129)
- 32.1.8 On the 0.36-hectare property identified by Roll Number 2124130009044100000 and municipally known as 12394 Airport Road, a 12-unit seniors residence is also permitted. There will be no more than 12 units contained within the senior residence all of which will be located on the first and second floors above-grade. No units will be located within the basement area. (1978 Official Plan, OPA 139, By-law No. 1997-107)
- 32.1.9 On the property identified by Roll Number 2124120002221000000, *development* is also permitted in accordance with provisions of By-law No. 18-71 of the former Township of Chinguacousy and an agreement between Poltawa Country Club and The Corporation of the Township of Chinguacousy dated the 5th of June, 1972.
- 32.1.10 On the lands identified by Roll Number 2124130006093000000 and municipally known as 15343 Hurontario Street a mixed animal hospital is also permitted. (1978 Official Plan, OPA 195, By-law No. 2005-18)

Former Caledon Township

- 32.1.11 On the property identified by Roll Number 2124030003190000000 and municipally known as 4832 Charleston Sideroad, a veterinary hospital and kennel is also permitted. (1978 Official Plan, OPA 171, By-law No. 2001-142)

- 32.1.12 On the 54.2-hectare property identified by Roll Number 212403000740120 and municipally known as 20490 Porterfield Road, a conference centre with *accessory* education, recreational, accommodation, dining facilities, forestry, *conservation*, major open space, a caretaker's house, a guest house, place of worship and a home occupation will be permitted (1978 Official Plan, OPA 111, By-law No. 1995-24)
- 32.1.13 On the 4.0-hectare property identified by Roll Number 212403000416000, an aggregate haul route will also be permitted. (1978 Official Plan, OPA 161, By-law No. 1998-13)
- 32.1.14 On the properties identified by Roll Numbers 212403000603310 and 212403000603300, no further consents will be permitted. (1978 Official Plan, OPA 210, By-law No. 2006-74)
- 32.1.15 On the property identified by Roll Number 2124030003083000000, and municipally known as 20383 Hurontario Street, a medical marijuana production facility will also be permitted. (1978 Official Plan, OPA 248, By-law No. 2017-40)
- 32.1.16 On the 34.4-hectare property identified by Roll Number 2124030001054000000, and municipally known as 16484 Airport Road, a seasonal farm market commercial/retail establishment including *accessory facilities* will also be permitted subject to the following policies:
- a) The farm market commercial/retail establishment and accessory facilities will be confined to 1.2 hectares in the north-easterly corner of the above-noted property adjacent to Airport Road.
 - b) Over the course of a season the majority of the display space of the farm market commercial/retail establishment, measured by area, will be devoted to locally, regionally and provincially grown fresh produce, including fresh produce grown on the farm on the above-noted property, and products made from produce grown on the farm on the above-noted property.
 - c) Produce imported from outside Ontario will not occupy more than 25 percent of the display space of the farm market commercial/retail establishment, measured by area, at any given time.
 - d) The farm market commercial/retail establishment may be used for the sale of a limited quantity of horticulture products and other products incidental to the primary products. (OMB Case 05-027)

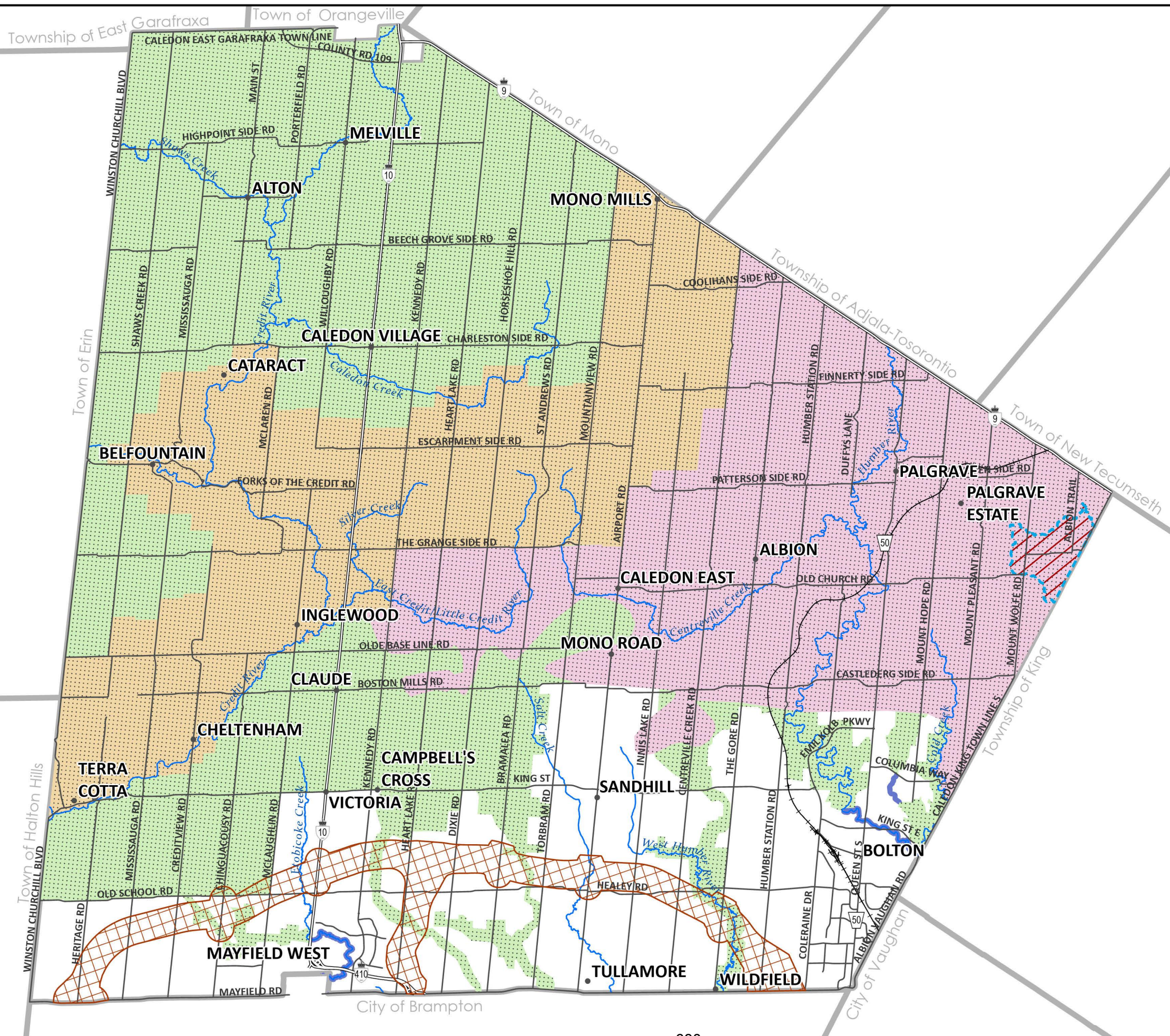
- 32.1.17 On the 3.36-hectare property identified by Roll Number 212403000606300, a manufacturing and warehouse use is permitted provided that such uses primarily constitute an extension of and are exclusively related to the manufacturing use at 101 John Street within the Town of Orangeville. (1978 Official Plan, OPA 150, By-law No. 1998-145)
- 32.1.18 On the property identified by Roll Number 212403001021300 and municipally known as 81 Charleston Sideroad, a venue for the purposes of hosting events is permitted on a portion of property. (1978 Official Plan, OPA 241, By-law 2015-78, Cambium Farms)
- 32.1.19 On the property identified by Roll Number 212403000717600 and municipally known as 55 John Street North, a hotel, consisting of no more than 121 guest rooms and cabins, a conference centre and restaurant is permitted. (1978 Official Plan, OPA 254, By-law No. 2019-48)
- 32.1.20 On the properties identified by Roll Numbers 212403000300800, 212403000228400, and 212403000228550, a golf course and accessory uses (excluding a clubhouse and a hotel), tee boxes, fairways, greens, parking, practice range, maintenance buildings and *stormwater* management is permitted. (1978 Official Plan, OPA 234, By-Law No. 2013-095)
- 32.1.21 On the properties described as Part of the West Half of Lot 21 and Part of Lots 16 to 20, Concession 3, WHS and Part of the East Half of Lots 16 to 18, Concession 4, WHS, Caledon, a resort conference centre including lodging, a golf course and related facilities, and a privately operated wastewater treatment facility is permitted. (1978 Official Plan, OPA 133, By-law No. 1997-51, Osprey Valley Golf Course)
- 32.1.22 On the property identified by Roll Number 212403001100701, and municipally known as 1875 Beech Groove Sideroad, a recreational facility including *accessory uses* such as temporary accommodation, dining facilities, recreational uses, a spa for health and therapy, meeting/conference rooms and outdoor recreational uses (fishing club, tennis courts, lawn bowling croquet and swimming pools is permitted. (1978 Official Plan, OPA 163, By-law No. 2000-116)

32.2 Exceptions Within the Urban System

The following additional policies apply to certain lands within the Urban System that are not currently subject to a secondary plan. Detailed site, building and use requirements will be determined through the *development* process and regulated by the implementing zoning.

- 32.2.1 On the lands identified by Roll Number 212412000317100000 and municipally known as 816 Mayfield Road, a processing and storage of topsoil operation with *accessory* equipment storage building, office and retail outlet is also permitted. (1978 Official Plan, OPA 232, By-law No. 2012-159)
- 32.2.2 On the 2.1-hectare property identified by Roll Number 2124130007181000000, municipally known as 12321 Dixie Road, a topsoil processing and storage operation is also permitted, including an *accessory* equipment storage building, office, and residential use. (1978 Official Plan, OPA 205, By-law No. 2006-028)
- 32.2.3 On the 39-hectare property identified by Roll Number 2124130007034000000 and municipally known as 12942 Heart Lake Road, an agricultural society fair and exhibition grounds with ancillary commercial, educational, and *conservation* demonstration facilities is also permitted. (1978 Official Plan, OPA 128, By-law No. 1996-63)

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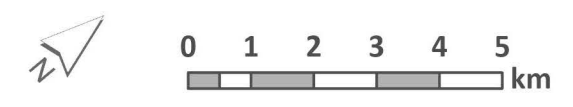
TOWN OF CALEDON
OFFICIAL PLAN

Schedule **A1**

Provincial Plan Areas

- Greenbelt Plan Boundary
- Urban River Valleys
- Protected Countryside
- Oak Ridges Moraine Conservation Plan Area
- Niagara Escarpment Plan Area
- Lake Simcoe Protection Plan Area
- Planned Highway 413 Corridor Protection Area (Source: Connecting the GGH: A Transportation Plan for the Greater Golden Horseshoe)

All of the Town of Caledon is subject to The Growth Plan for the Greater Golden Horseshoe



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TOWN OF CALEDON OFFICIAL PLAN

Schedule B1

Town Structure

Urban System

- Brampton-Caledon Airport
- Future Caledon GO Station
- Downtown Bolton
- Urban Centre
- Neighbourhood Centre
- Urban Corridor
- Knowledge and Innovation Corridor
- Primary Major Transit Station Area
- Urban Area

Rural System

- Village
- Hamlet
- Rural Employment Centre
- Palgrave Estate Residential Community
- Agricultural Area and Rural Lands

Natural Environment System

- Natural Features and Areas

Other Map Elements

- Caledon Trailway
- Planned Highway 413 Transportation Corridor

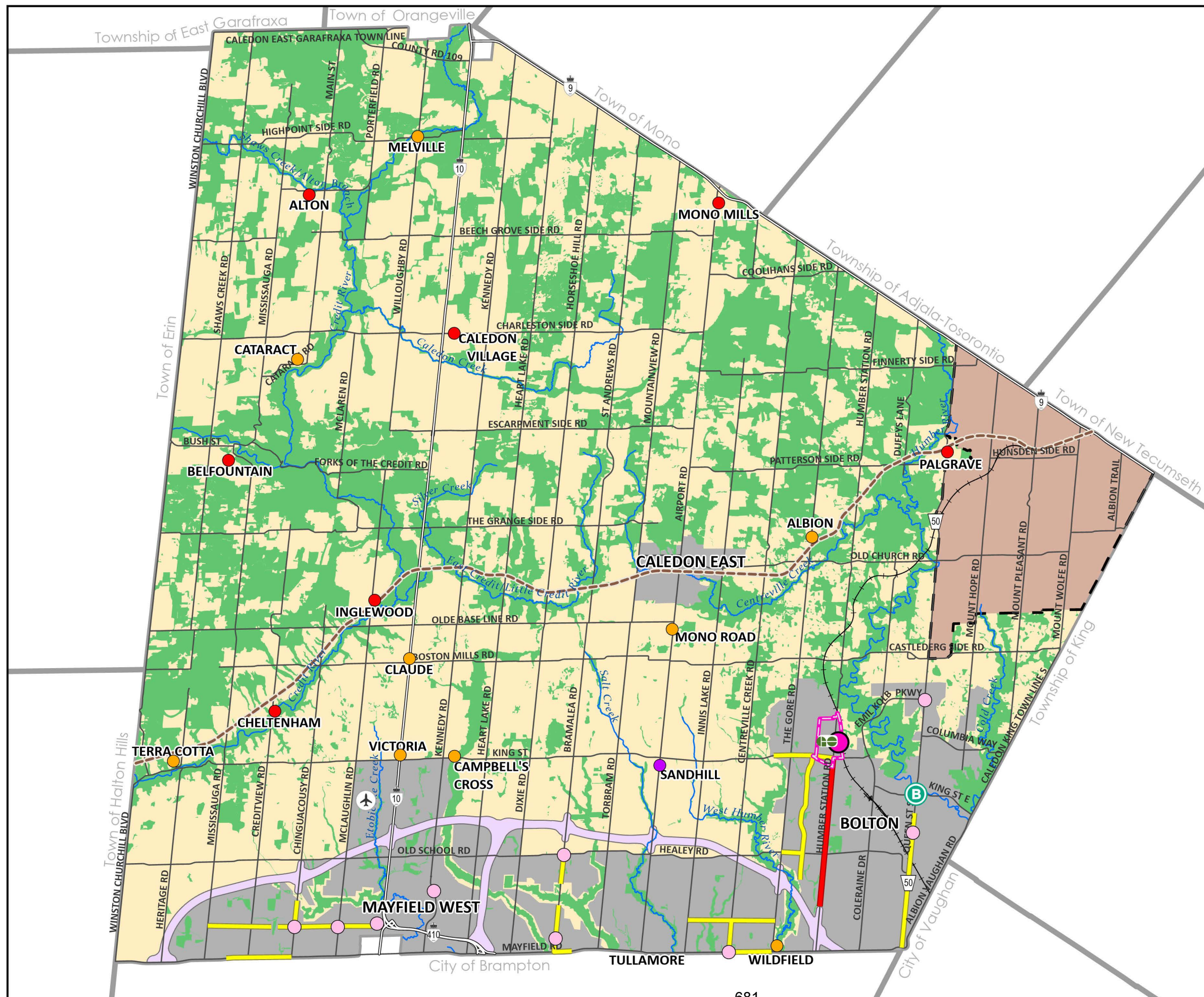


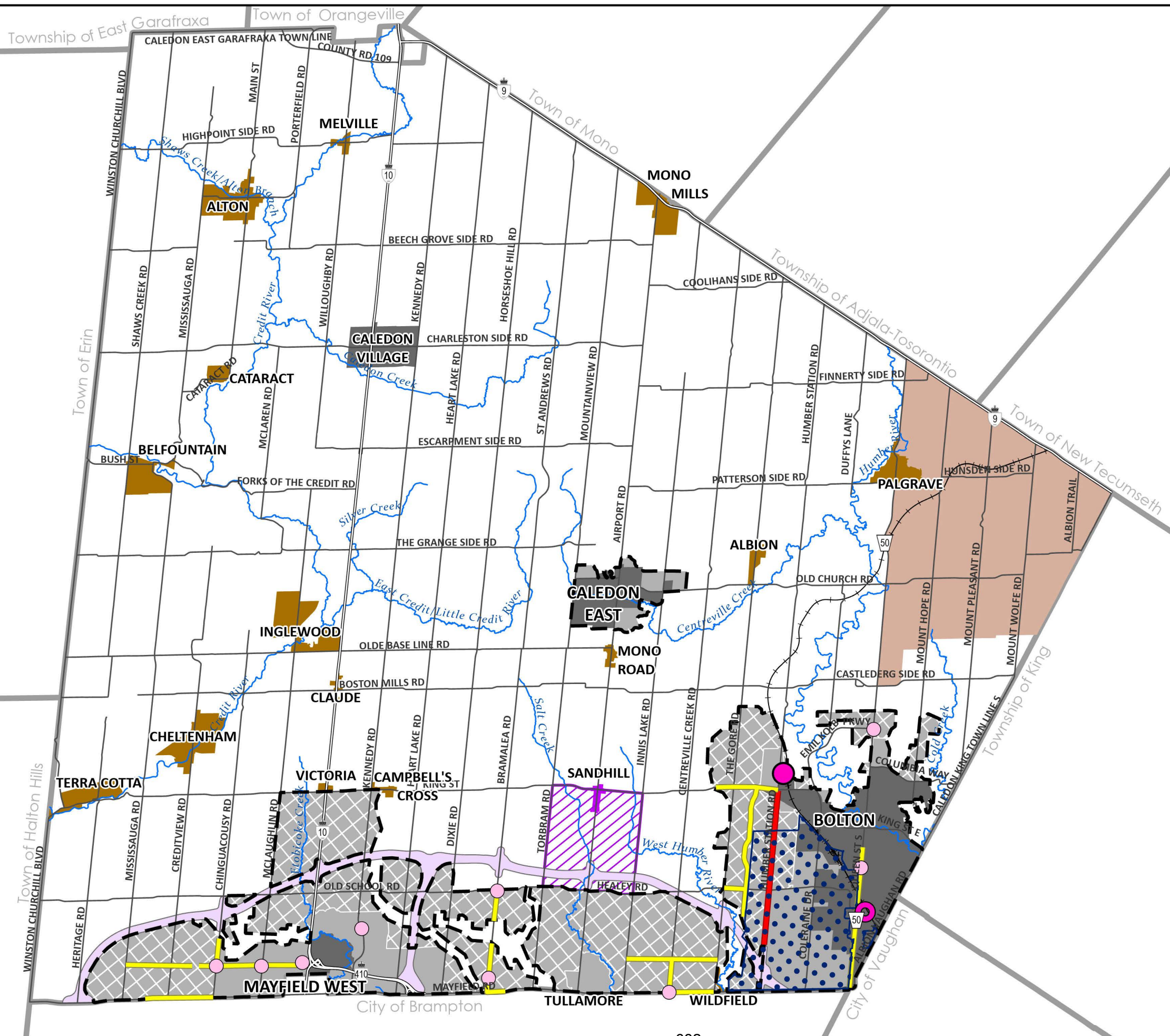
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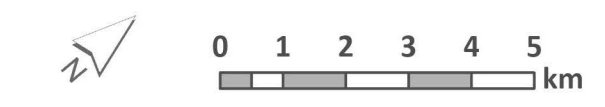
TOWN OF CALEDON OFFICIAL PLAN

Schedule **B2**

Growth Management

- Urban Centre
- Potential Urban Centre
- Neighbourhood Centre
- Urban Corridor
- Knowledge and Innovation Corridor
- Rural Settlement Area
- Rural Employment Centre
- Delineated Built-up Area
- Designated Greenfield Area
- Palgrave Estate Residential Community
- Regional Urban Boundary
- New Urban Area 2051
- Future Strategic Employment Reserve
- Provincially Significant Employment Zone

- #### Other Map Elements
- Planned Highway 413 Transportation Corridor



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Schedule B3a

Land Use Designations Greenbelt Plan and Growth Plan for the Greater Golden Horseshoe

Growth Plan for the Greater Golden Horseshoe

 Natural Heritage System

Greenbelt Plan

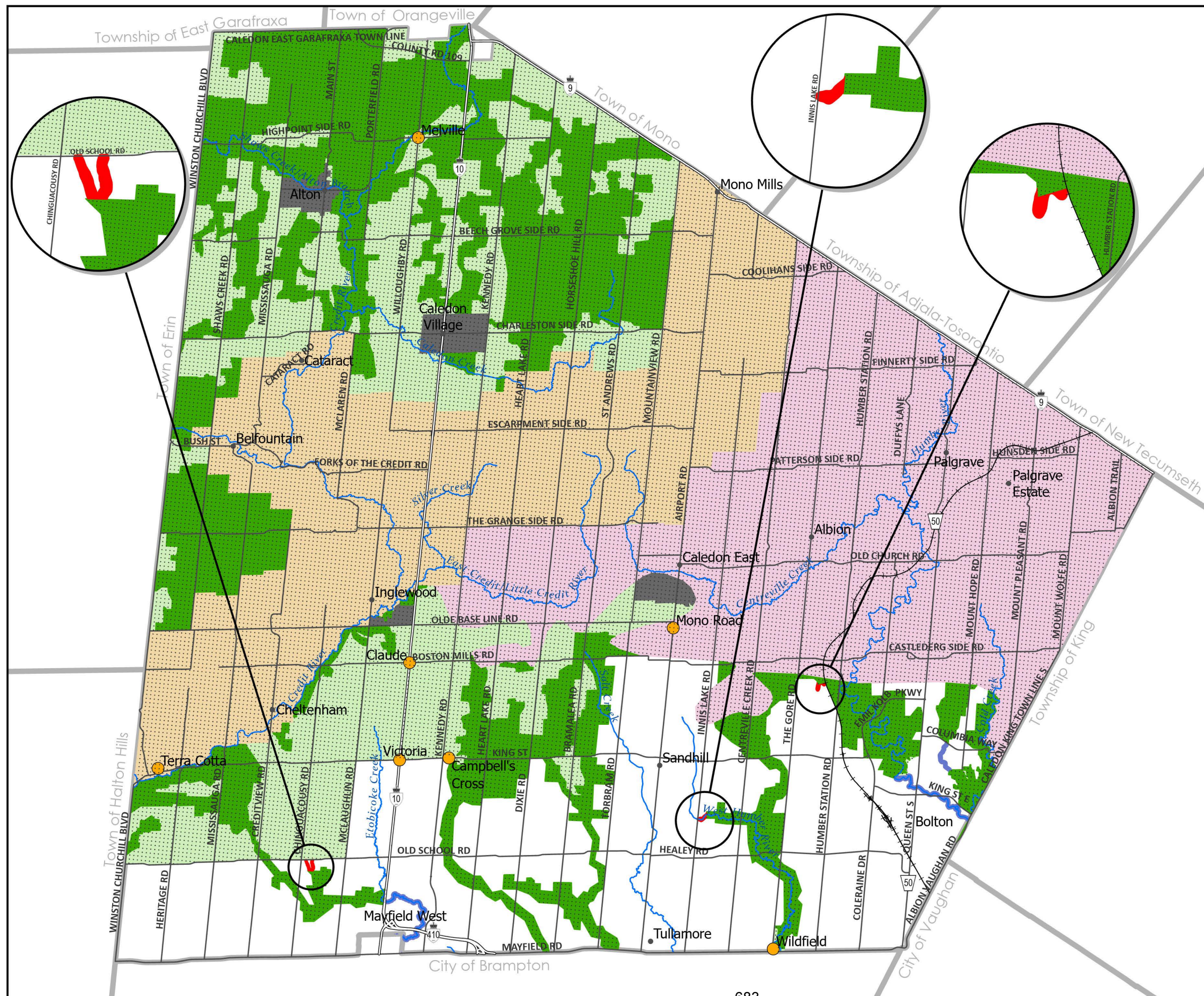
-  Greenbelt Plan Area
-  Hamlet
-  Towns and Villages
-  Urban River Valleys
-  Natural Heritage System (a component of Protected Countryside)
-  Protected Countryside of the Greenbelt Plan
-  Oak Ridges Moraine Conservation Plan
-  Niagara Escarpment Plan



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TOWN OF CALEDON
OFFICIAL PLAN

Schedule B3b

Land Use Designations
Niagara
Escarpment Plan

Greenbelt Plan

- Protected Countryside
- Oak Ridges Moraine Conservation Plan
- Niagara Escarpment Plan

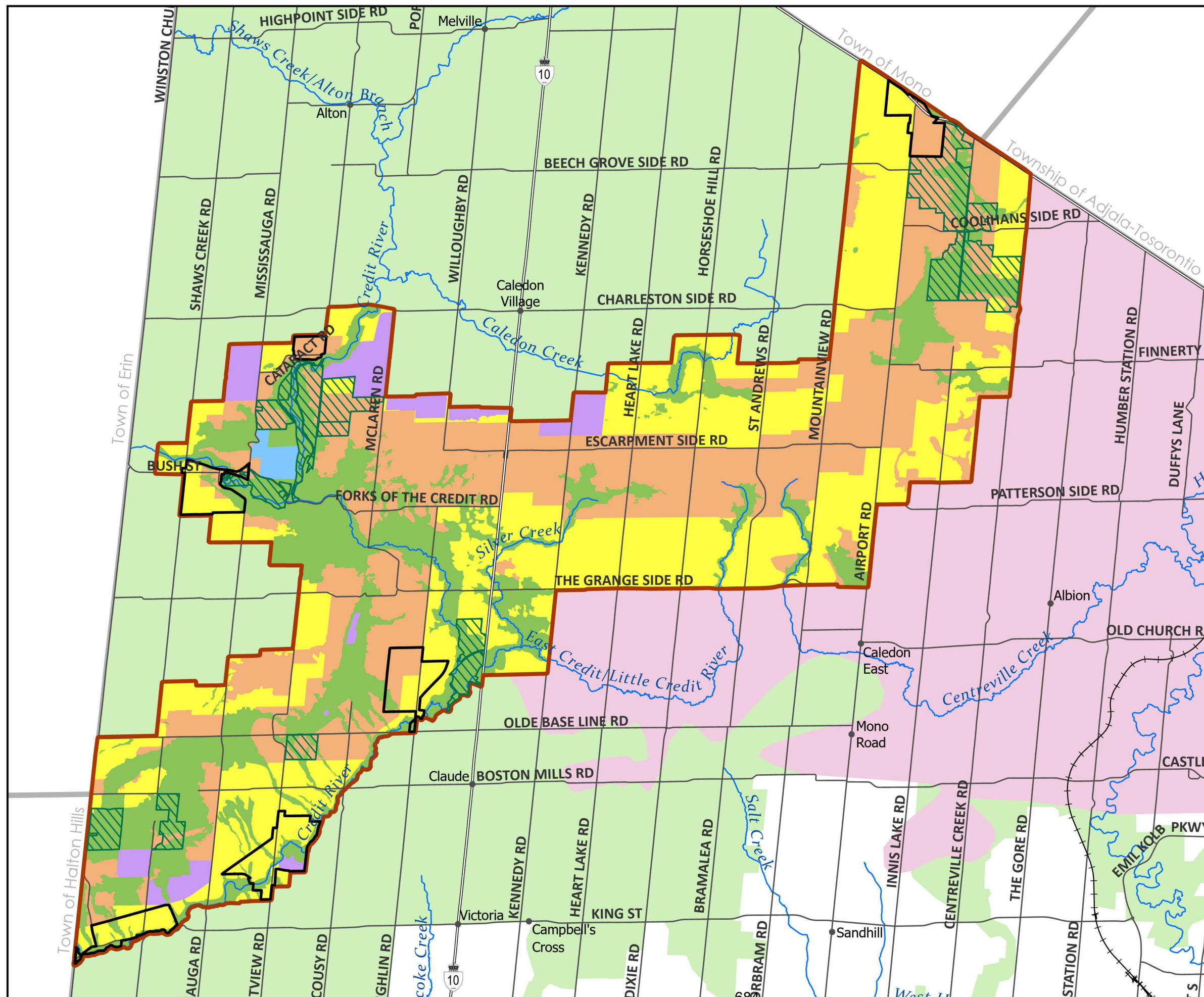
Niagara Escarpment Plan

- Escarpment Natural Area
- Escarpment Protection Area
- Escarpment Recreation Area
- Escarpment Rural Area
- Mineral Resource Extraction Area
- Minor Urban Centre
- Parks and Open Space System



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TOWN OF CALEDON
OFFICIAL PLAN

Schedule **B3c**

Land Use Designations
Oak Ridges Moraine
Conservation Plan

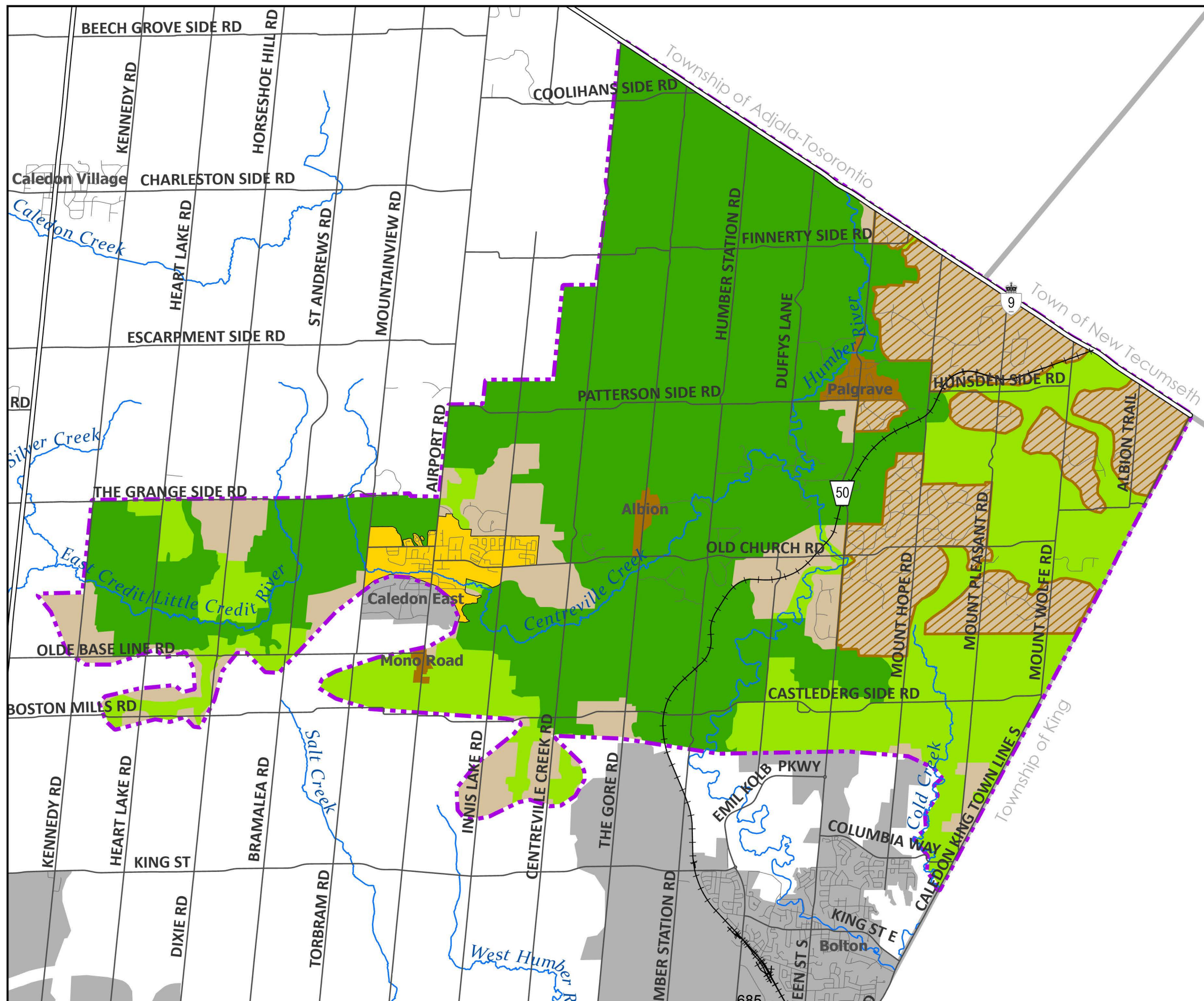
- Oak Ridges Moraine Conservation Plan
- Natural Core Area
- Natural Linkage Area
- Countryside Area
- Palgrave Estates Residential Community (A component of Countryside Area)
- Rural Settlement
- Settlement Area
- Urban Area

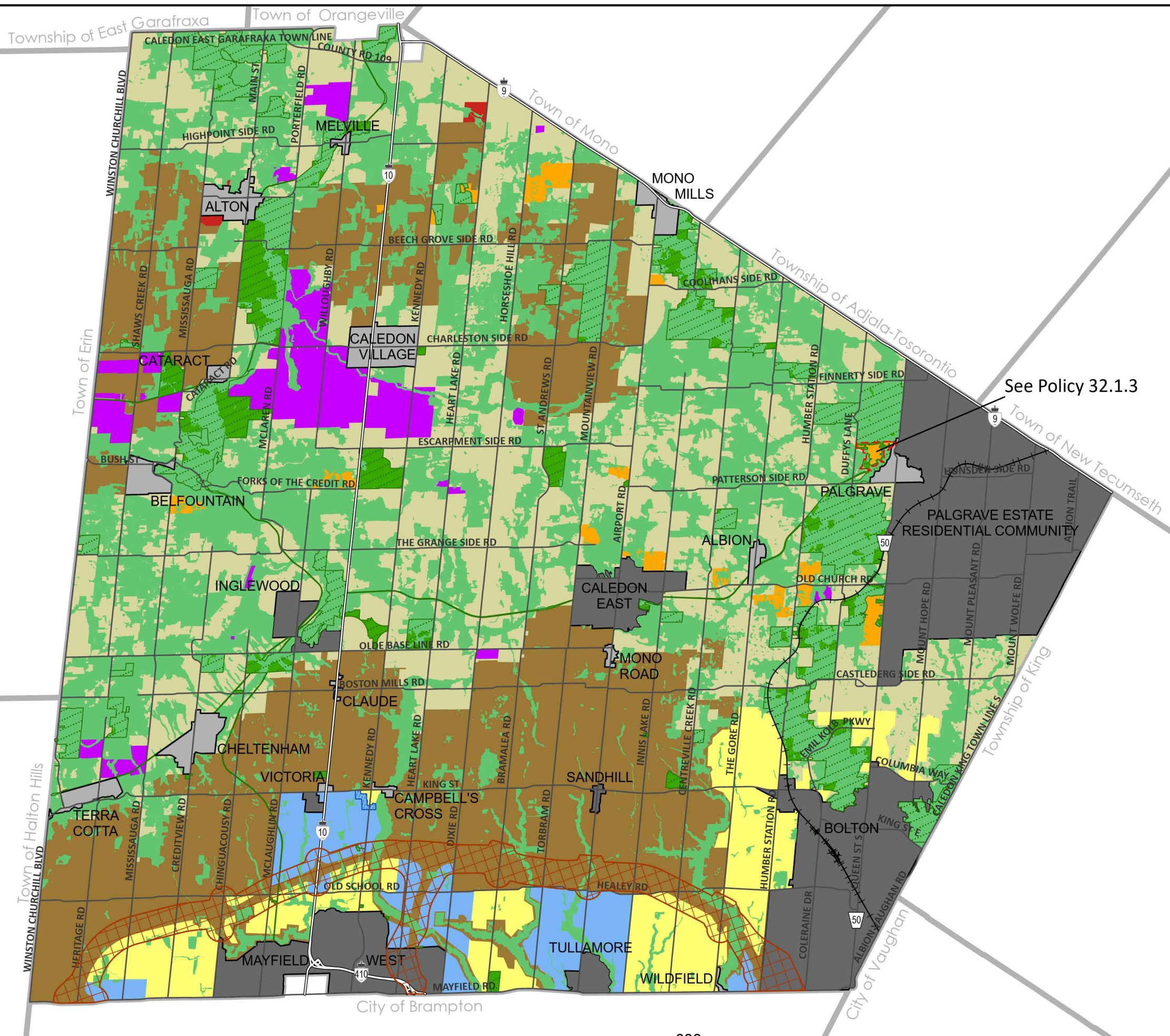


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TOWN OF CALEDON OFFICIAL PLAN

Schedule **B4**

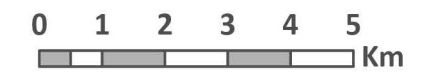
Land Use Designations

Land Use

- Extractive Industrial Area
- Rural Economic Development Area
- Estate Residential Area
- New Community Area
- New Employment Area
- Prime Agricultural Area
- Rural Lands
- Parks and Open Space
- Natural Features and Areas
- Campbell's Cross Transition Area

Other Map Elements

- Planned Highway 413 and NWGTA Transmission Corridor Protection Area
- Reddington Retirement Community
- See Schedules E2 to E11 for Land Use Designations
- Refer to Part A, Section 1.2




















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Schedule C1

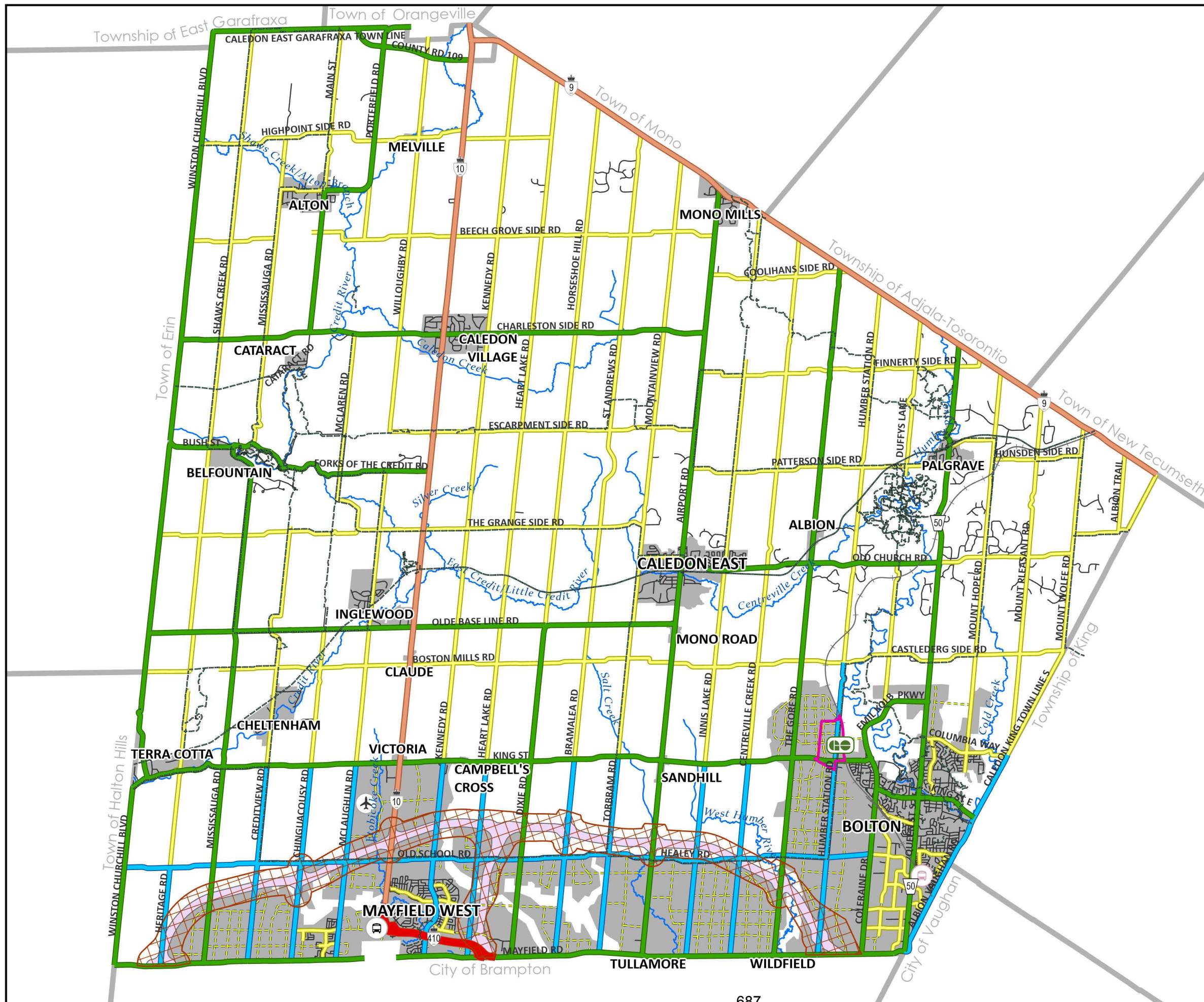
Town-wide Transportation Network

-  Primary Major Transit Station Area
-  Planned Major Transit Station Area
-  Potential Major Transit Station Area
-  Future Caledon GO Station
-  Brampton-Caledon Airport
-  Provincial Freeway
-  Provincial Highway
-  Regional Arterial
-  Town Arterial
-  Collector Road
-  Conceptual Collector Road
-  Local Road
-  Rail
-  Active Transportation - Trail System
-  Urban Area and Settlement Area
-  Planned Highway 413 Transportation Corridor
-  Planned Highway 413 and NWGTA Transmission Corridor Protection Area



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TOWN OF CALEDON OFFICIAL PLAN

Schedule C2

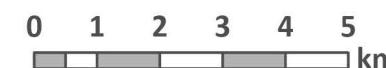
Town-wide Road Right-of-Way Widths

Right-of-way Width

- 20m
- 22m
- 26m
- 30m
- 36m
- 45m
- 50m
- Provincial Highway/Freeway
- Regional Arterial

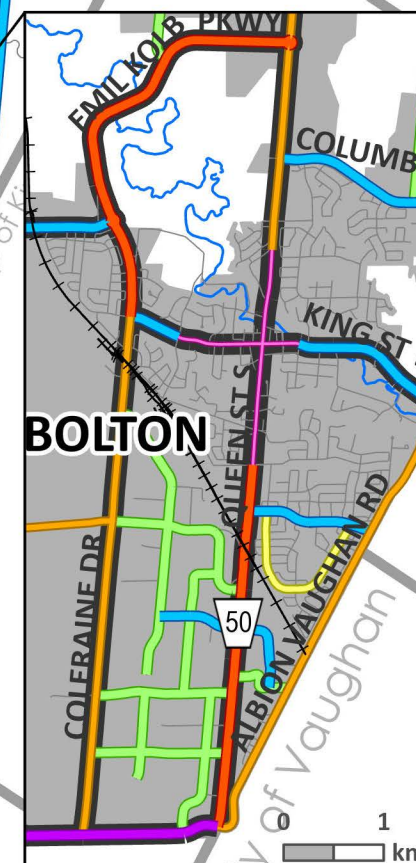
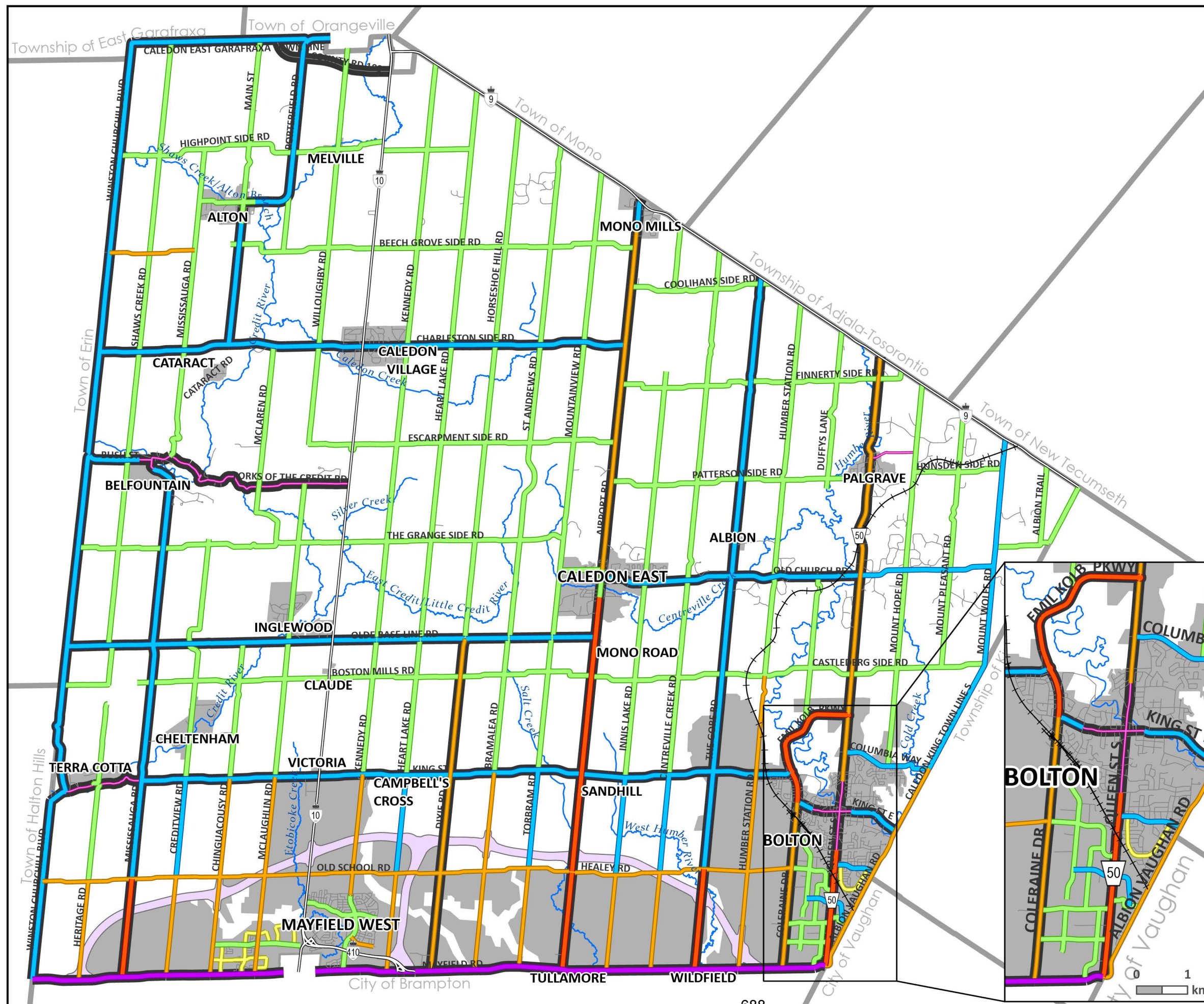
Other Map Elements

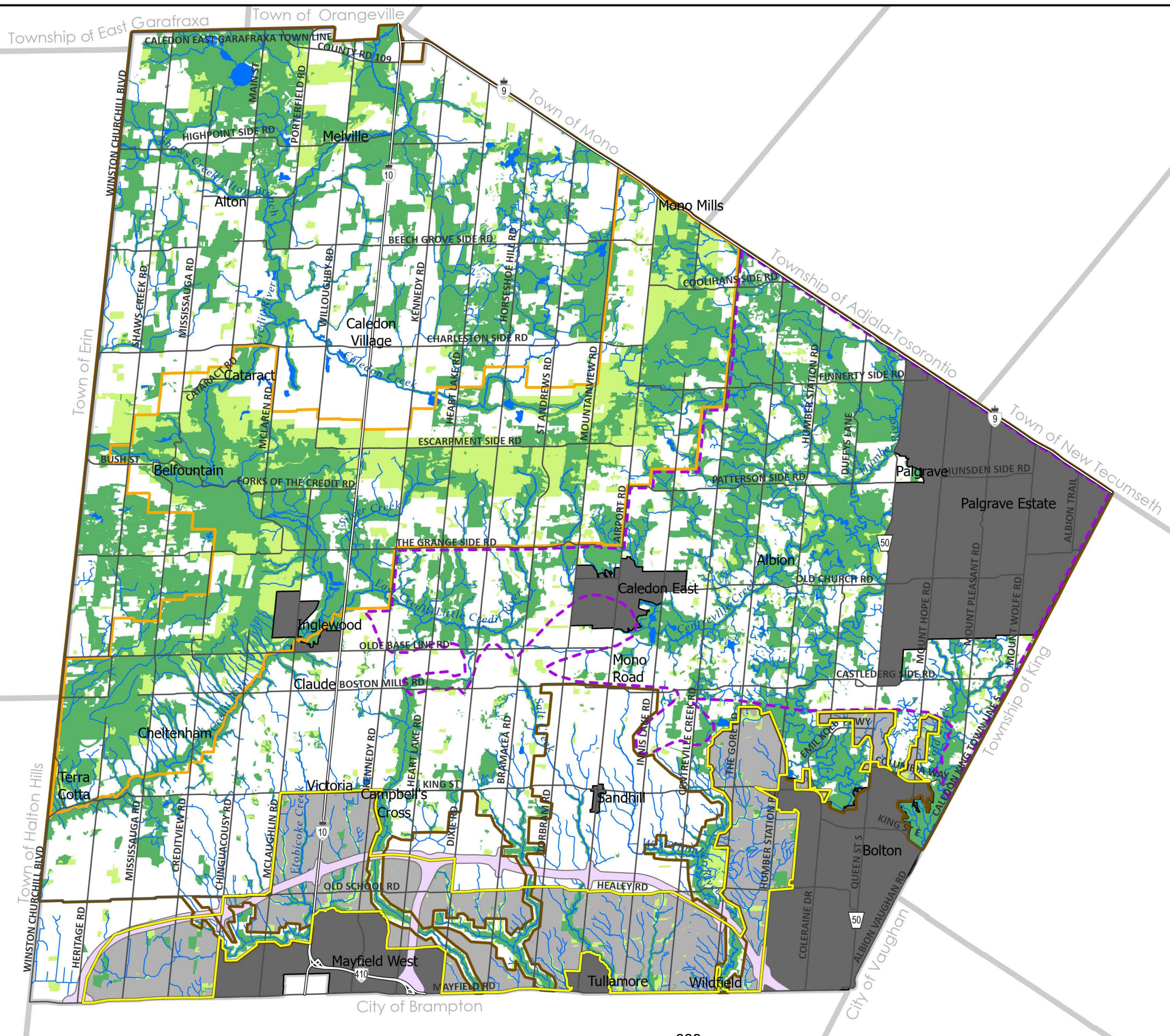
- Urban Area and Settlement Area
- Planned Highway 413 Transportation Corridor



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TOWN OF CALEDON OFFICIAL PLAN

Schedule **D1** Natural Environment System

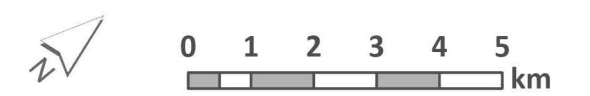
Natural Environment System

- Greenbelt Plan
- Oak Ridges Moraine Conservation Plan
- Niagara Escarpment Plan
- Natural Features and Areas
- Supporting Features and Areas
- Lakes
- Permanent and Intermittent Streams

Other Map Elements

- See Schedules D2a and D2b - New Urban Area Preliminary Natural Environment System
- Refer to Part A, Section 1.2
- Urban Area
- Planned Highway 413 Transportation Corridor

For comparison of Natural Features and Areas and Supporting Features and Areas against Land Use Designations, See Figure D11



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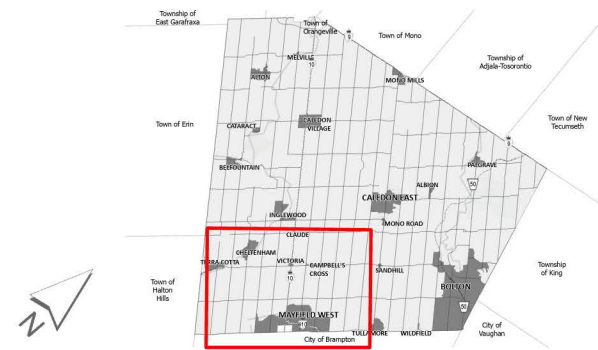
March 2024



Schedule **D2a**
New Urban Area
Preliminary Natural
Environment System

- Natural Features and Areas with 30m Buffer
- Supporting Features and Areas
- Permanent and Intermittent Streams
- Potential Linkage
- Potential Enhancement Area
- Greenbelt Plan Boundary
- New Urban Area and Schedule Boundary

- Other Map Elements
- Oak Ridges Moraine Conservation Plan Boundary
 - Planned Highway 413 Transportation Corridor
 - Refer to Part A, Section 1.2
 - Rural System (See Schedule E1)







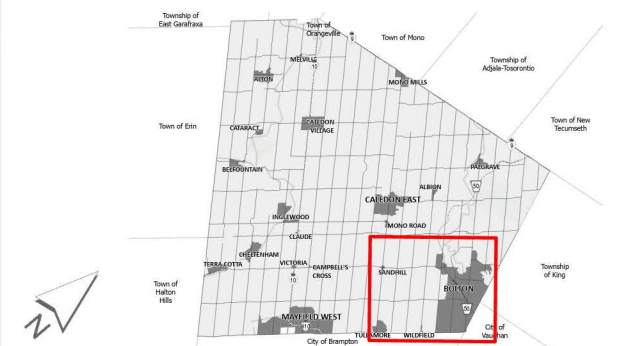
Schedule D2b

New Urban Area Preliminary Natural Environment System

-  Natural Features and Areas with 30m Buffer
-  Supporting Features and Areas
-  Permanent and Intermittent Streams
-  Potential Linkage
-  Potential Enhancement Area
-  Greenbelt Plan Boundary
-  New Urban Area and Schedule Boundary

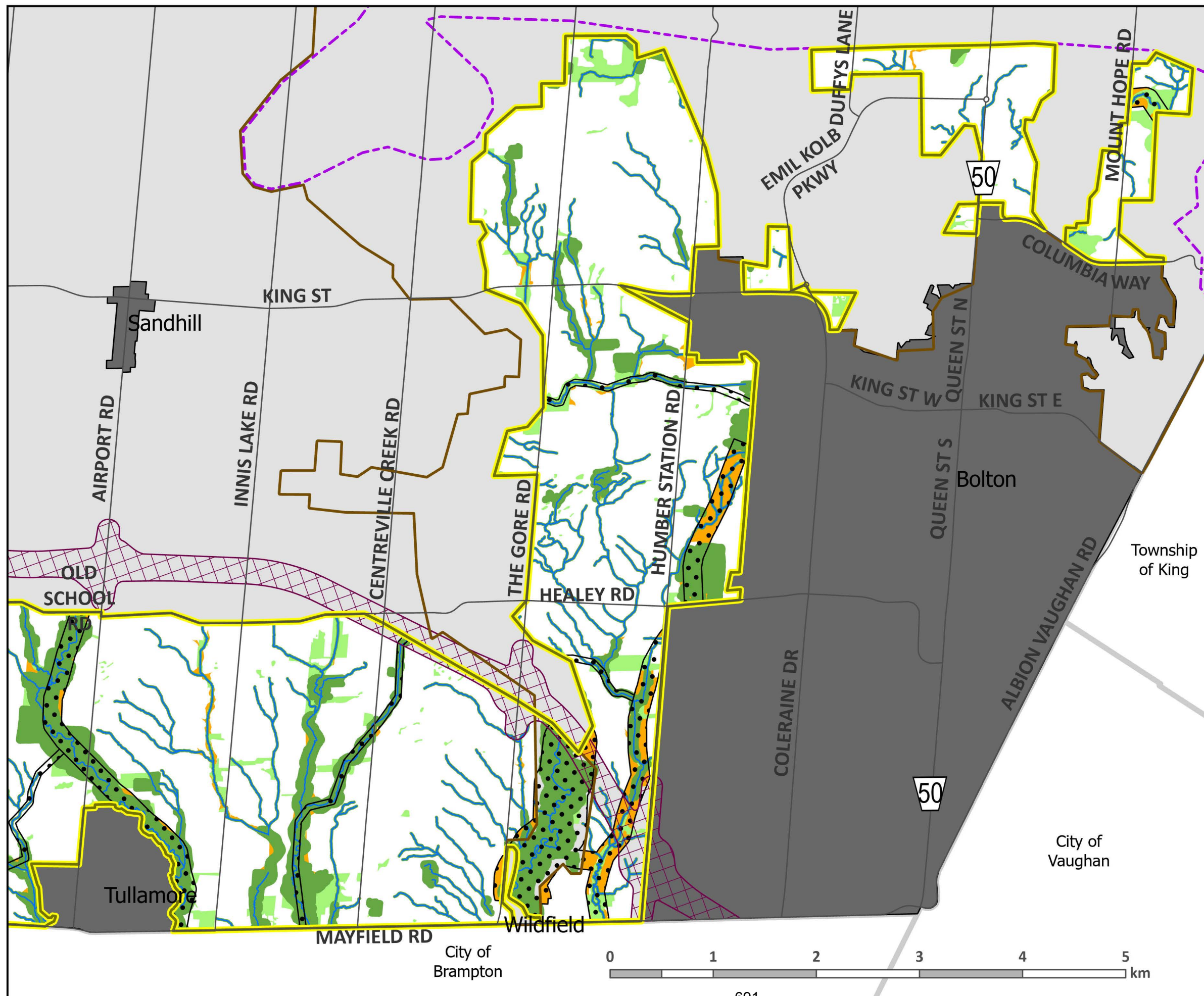
Other Map Elements

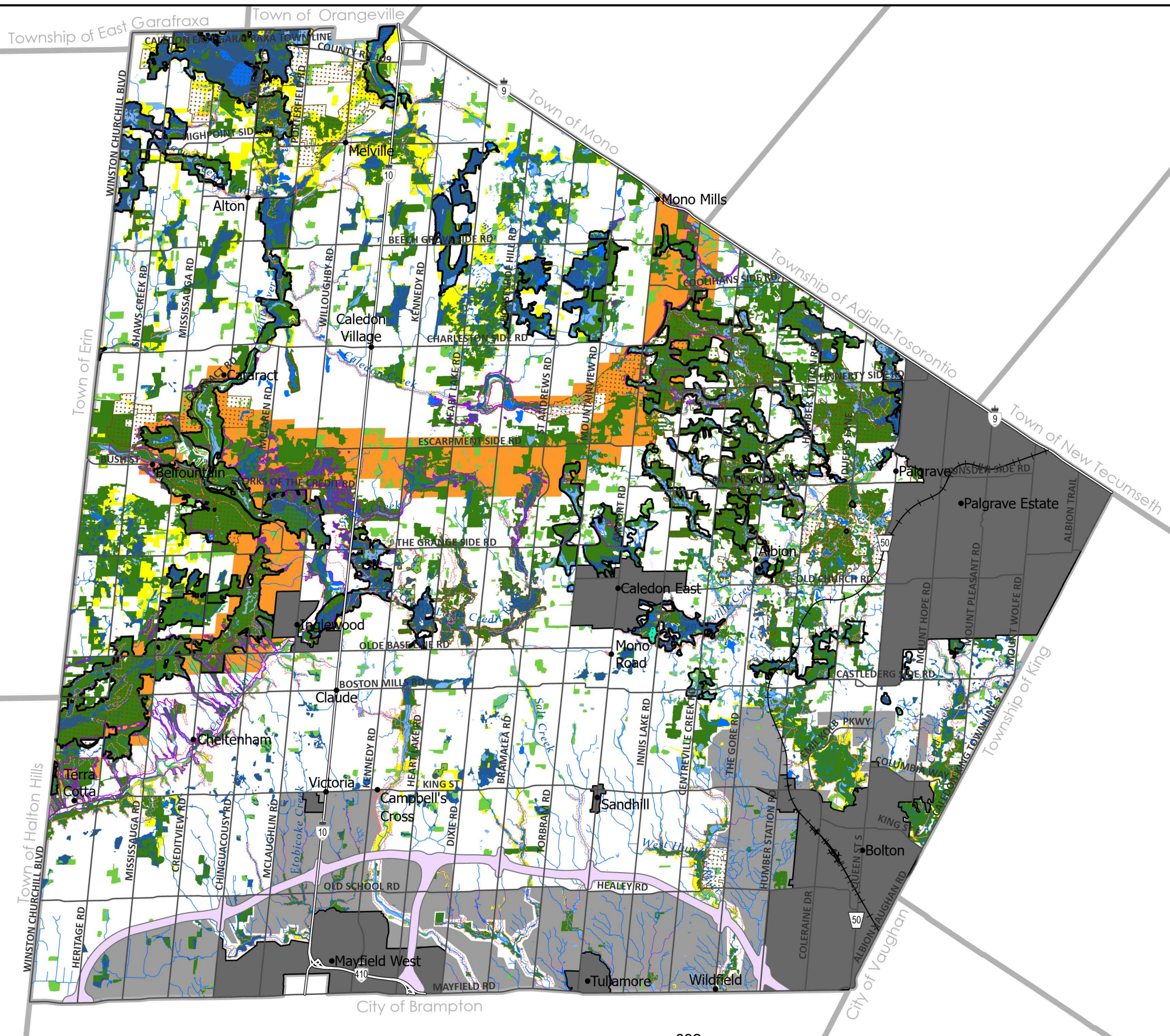
-  Oak Ridges Moraine Conservation Plan Boundary
-  Planned Highway 413 Transportation Corridor
-  Refer to Part A, Section 1.2
-  Rural System (See Schedule E1)



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TOWN OF CALEDON
OFFICIAL PLAN

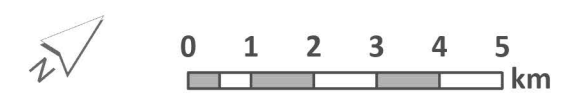
Schedule **D3**
Natural and Supporting
Features and Areas

**Natural and Supporting Features
and Areas**

- Permanent and Intermittent Streams
- Environmentally Sensitive or Significant Area
- Escarpment Natural Area
- Valley and Stream Corridors
- ANSI, Earth and Life Science
- Kettle Lake
- Lakes
- Wetlands (evaluated)
- Other Wetland (unevaluated)
- Significant Woodland
- Other Woodland
- Escarpment Protection Area
- Savannah or Alvar

Other Map Elements

- Urban Area
- Refer to Part A, Section 1.2
- Planned Highway 413 Transportation Corridor



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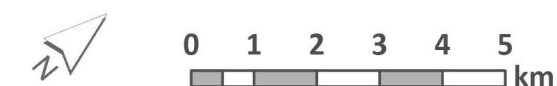
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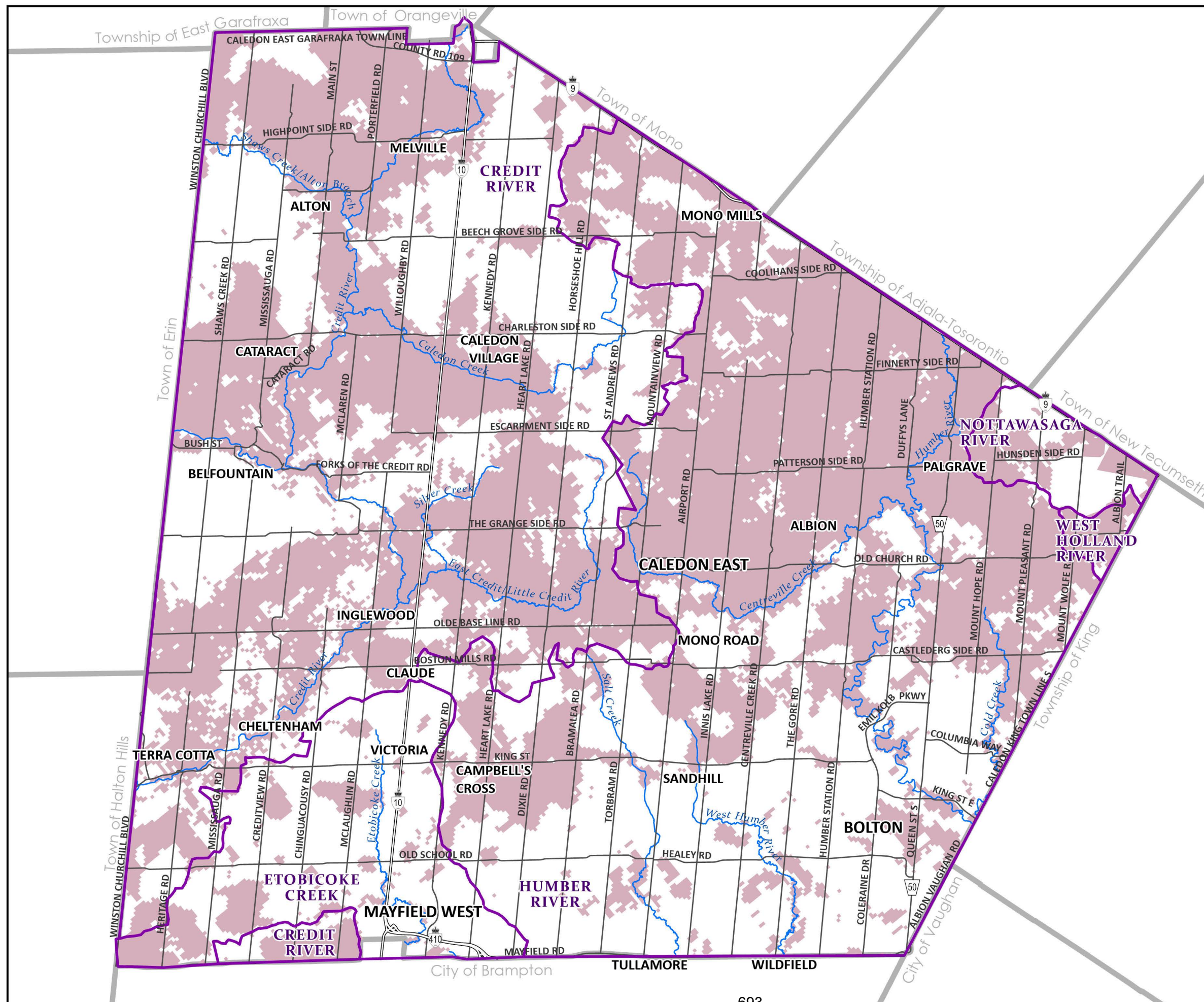
Schedule **D4a**
Highly Vulnerable
Aquifers

- Watershed Boundary
- Highly Vulnerable Aquifer



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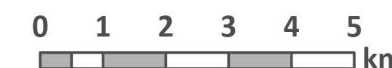


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Schedule **D4b**

Significant Groundwater
Recharge Areas

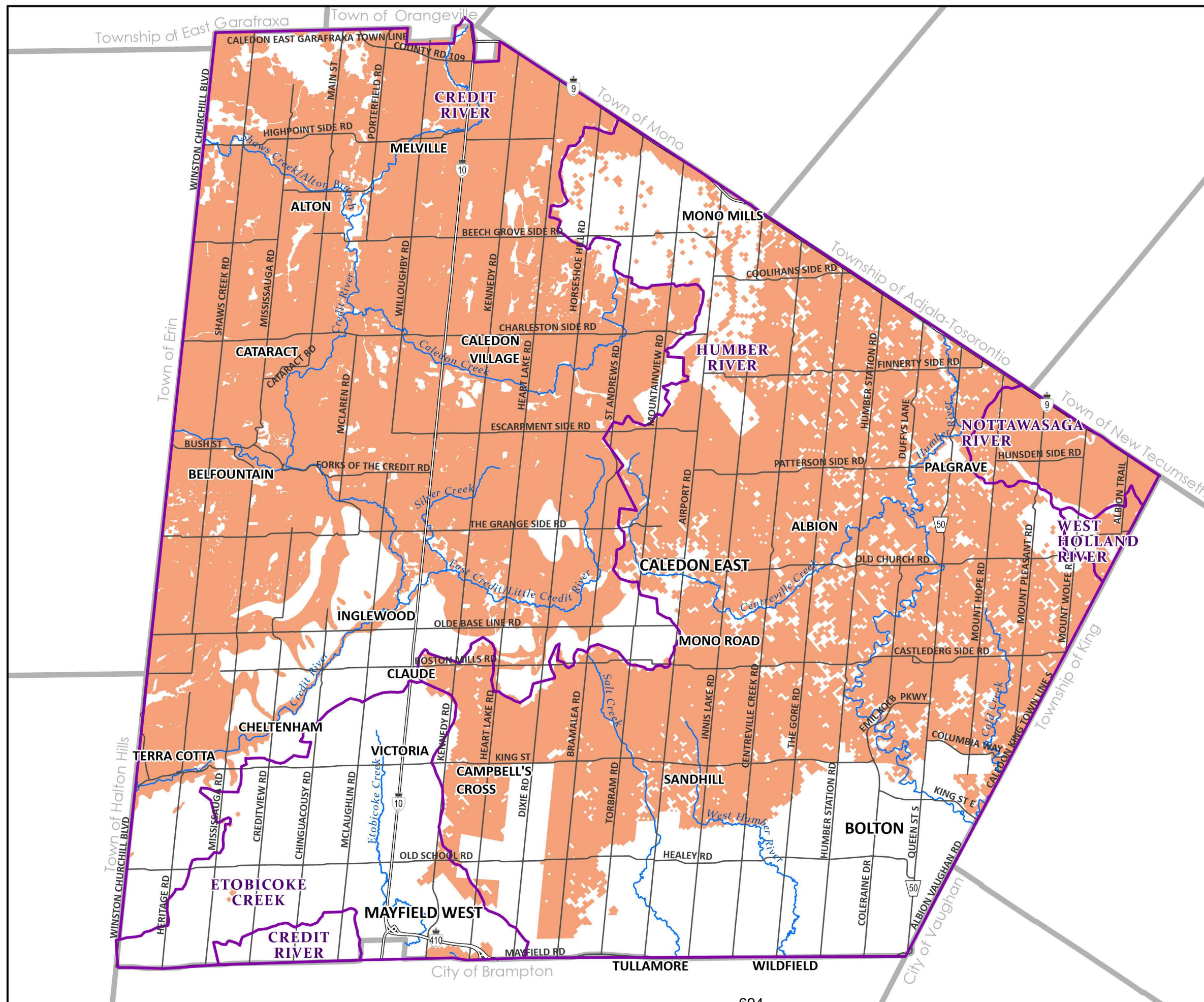
- Watershed Boundary
- Significant Groundwater Recharge Area



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Schedule **D5**

Landform Conservation
Areas
Oak Ridges Moraine
Conservation Plan

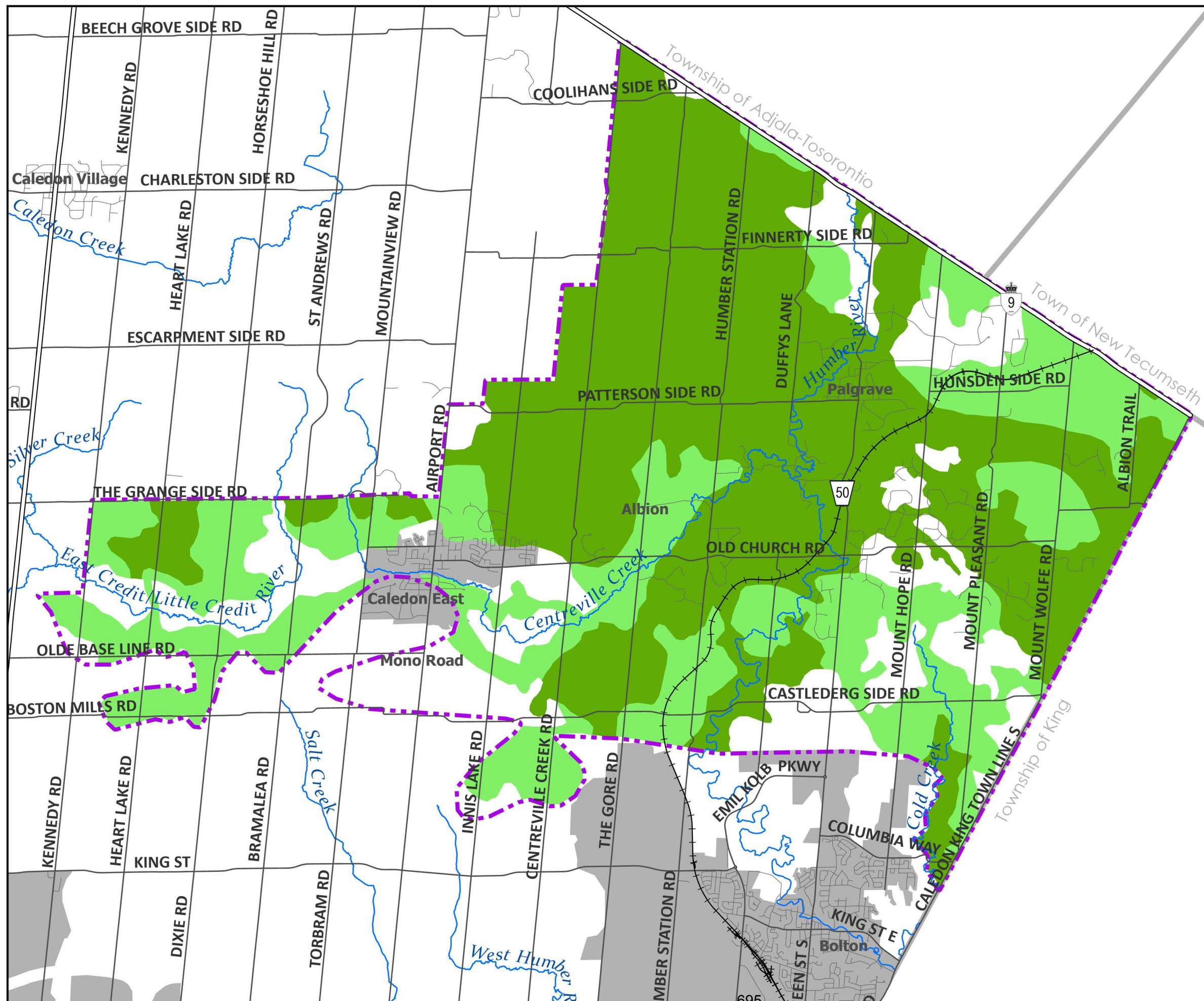
- Oak Ridges Moraine Conservation Plan
- Landform Conservation Area Category 1
- Landform Conservation Area Category 2
- Urban Area



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Schedule **D6**

Areas of High
Aquifer Vulnerability
Oak Ridges Moraine
Conservation Plan

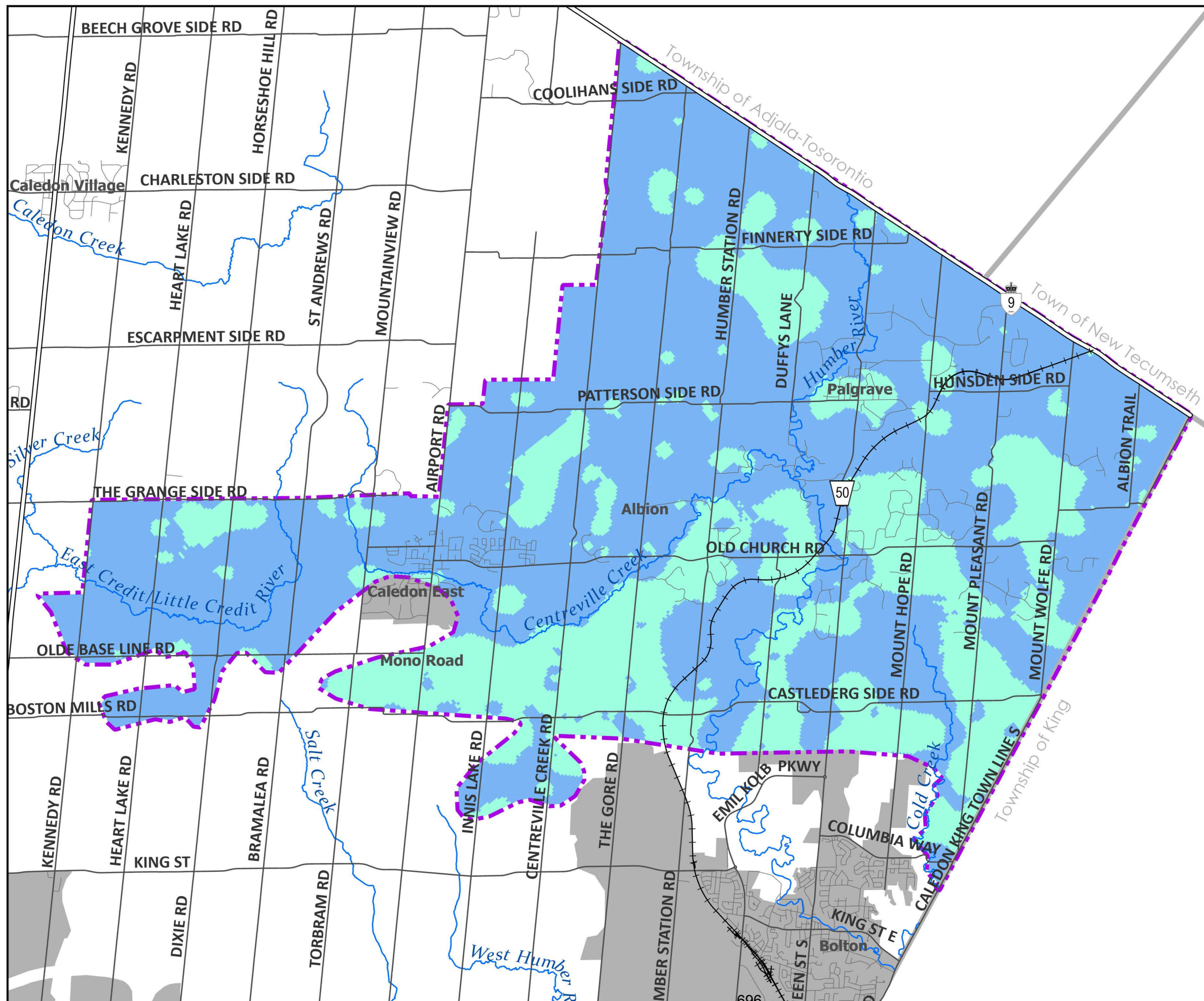
- Oak Ridges Moraine Conservation Plan
- High Aquifer Vulnerability
- Low Aquifer Vulnerability
- Urban Area



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Schedule D7

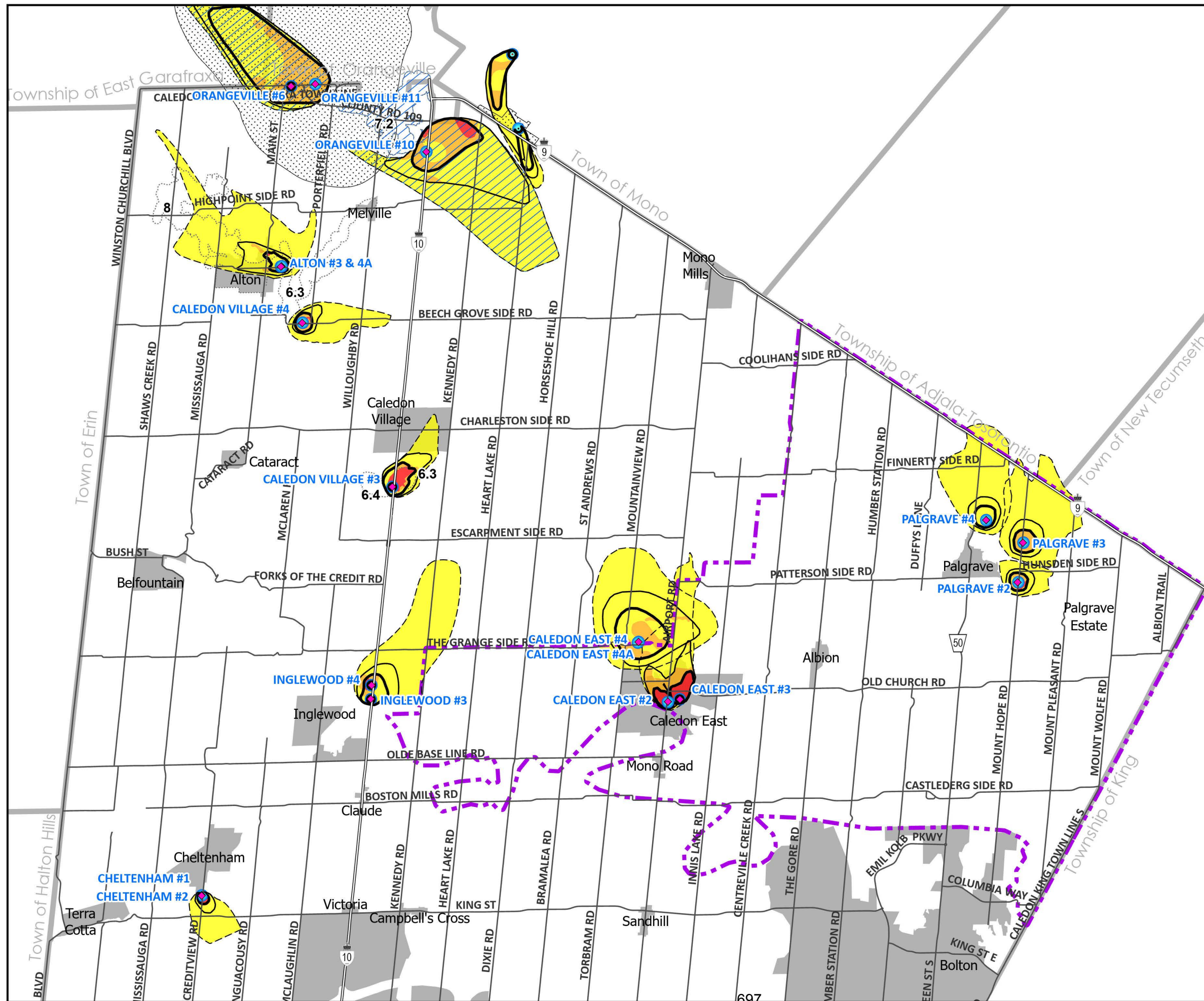
Wellhead Protection Areas

- Wellhead
- Issue Contributing Area
 - Sodium, Chloride
- Wellhead Protection Areas
 - WHPA-A
 - WHPA-B
 - WHPA-C
 - WHPA-D
 - WHPA-E (Vulnerability score is noted on map)
 - Q1 & Q2
- Aquifer Vulnerability Score
 - 2, 4, 6
 - 8
 - 10
 - Oak Ridges Moraine Conservation Plan
 - Urban Area and Settlement Area



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Schedule D8

Parks and Open Space




Parks and Open Space

-  Caledon Trailway
-  Existing Community Park
-  Existing District Park
-  Proposed Community Park
-  Proposed District Park
-  Conservation Areas
-  Provincial Crown Land
-  Provincial Park
-  Other Provincial Park

Urban System

-  New Community Area
-  New Employment Area

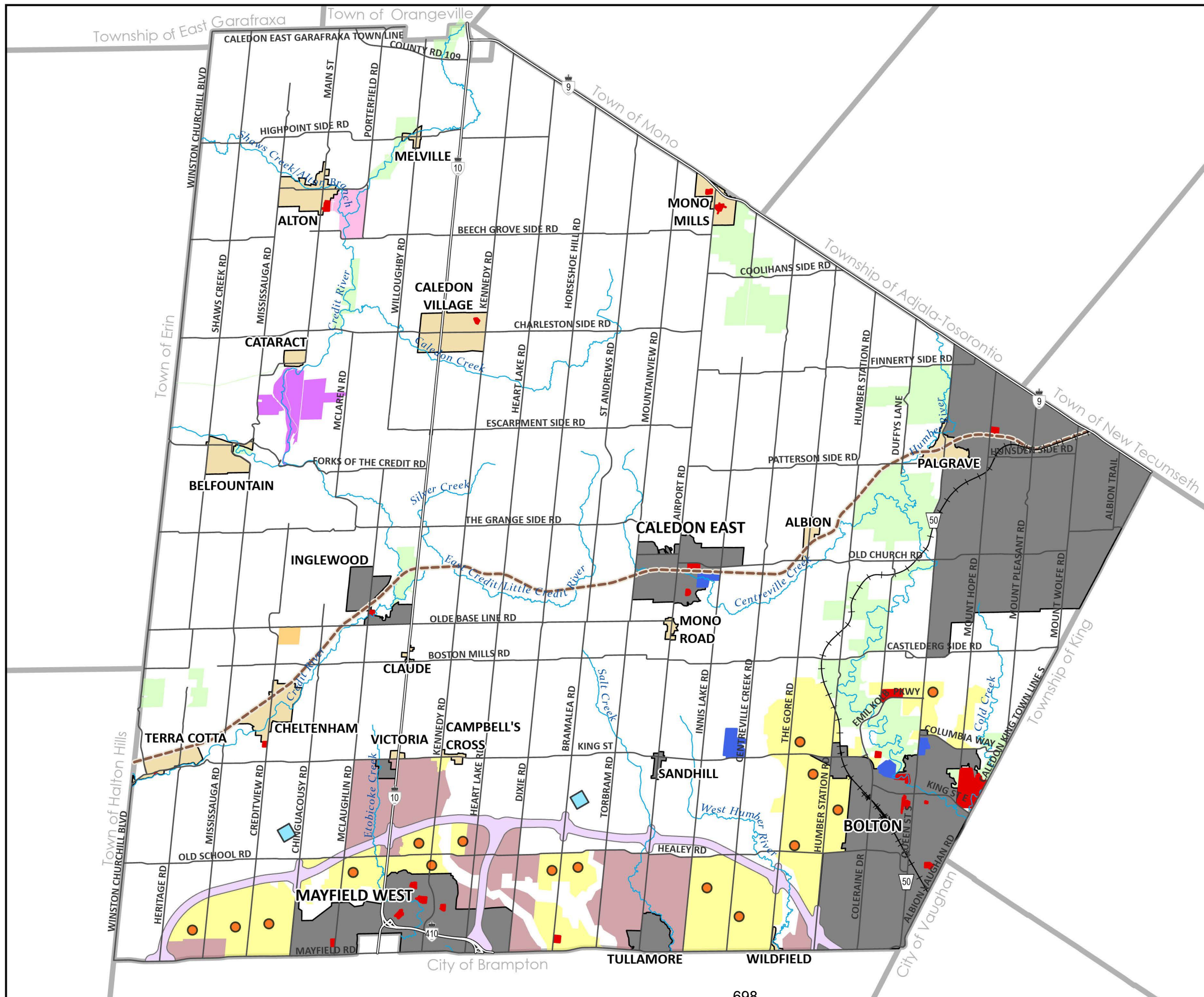
Other Map Elements

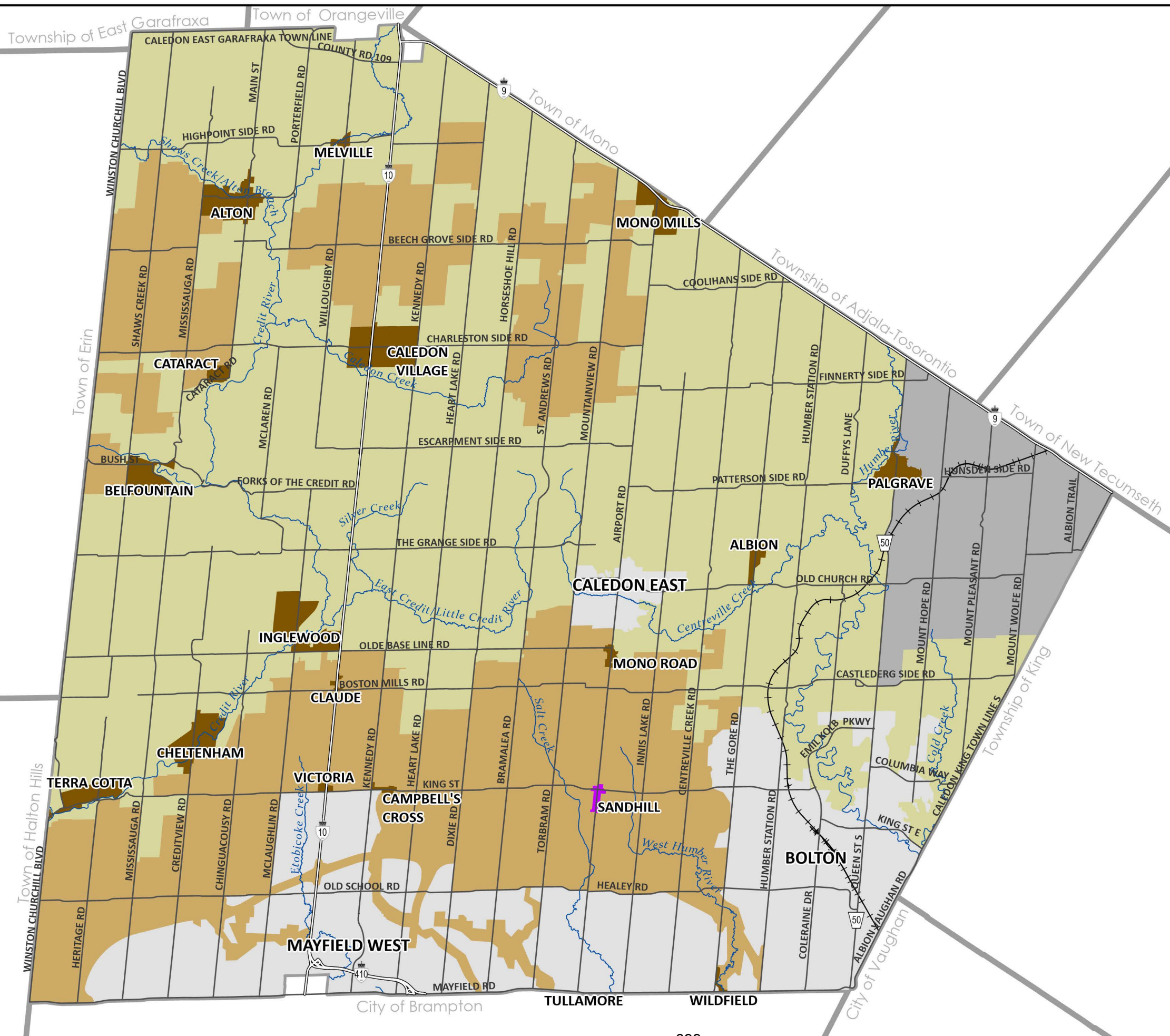
-  Refer to Part A, Section 1.2
-  Settlement Area
-  Planned Highway 413 Transportation Corridor



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TOWN OF CALEDON
OFFICIAL PLAN

Schedule **E1**

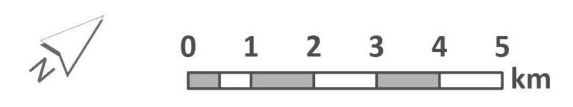
Rural System

Rural System

- Prime Agricultural Area
- Rural Lands
- Villages and Hamlets
- Rural Employment Centre
- Palgrave Estate Residential Community

Other Map Elements

- Urban System (See Schedule F1)



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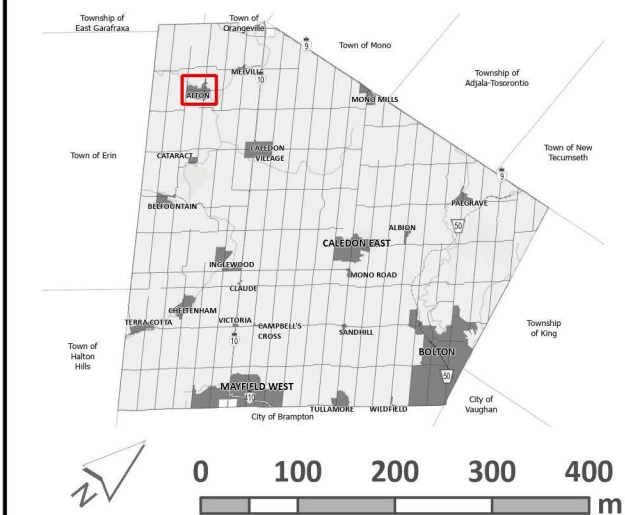
March 2024

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Schedule E2

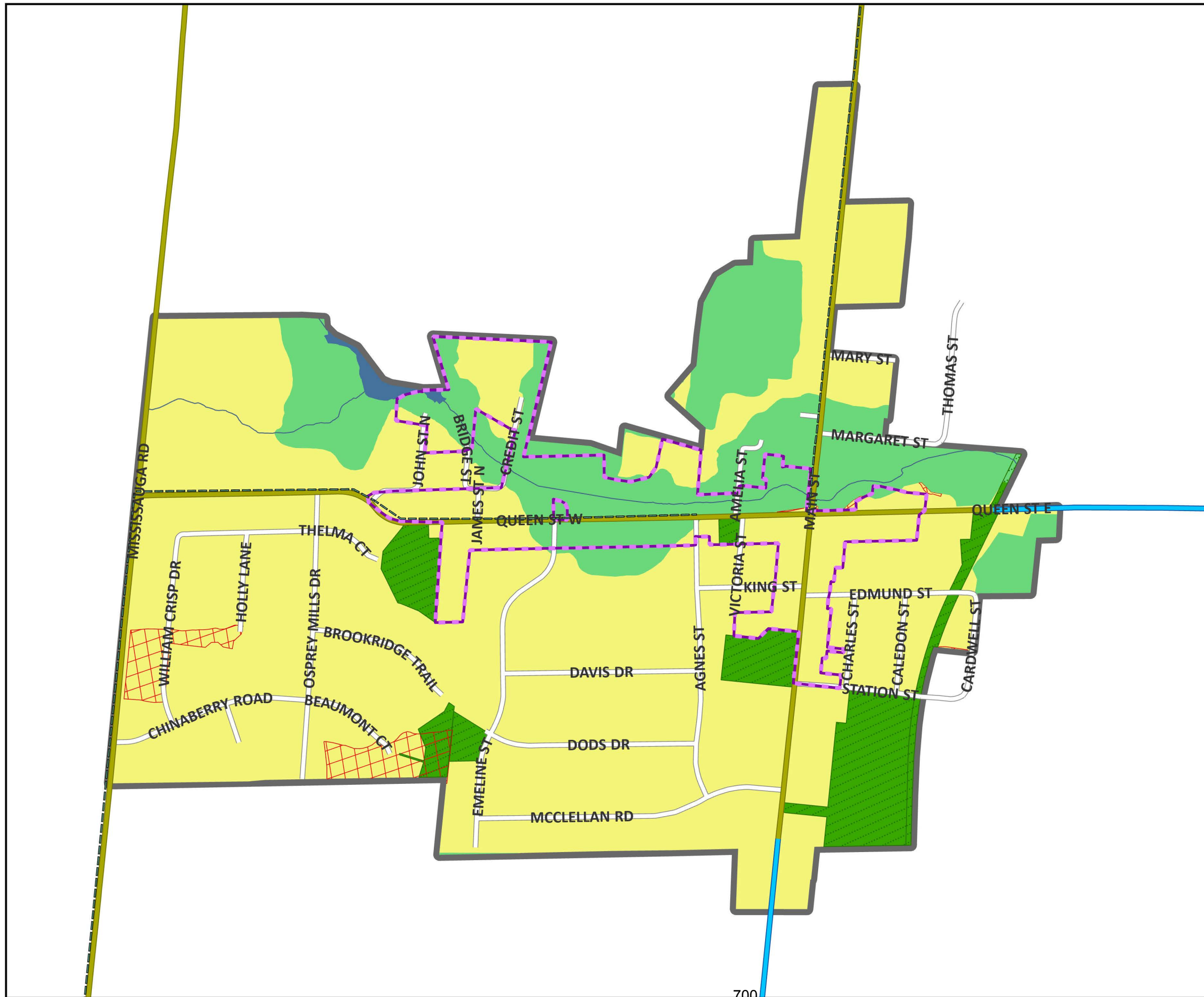
Alton

- Settlement Area Boundary
- Community Improvement Area
- Land Use**
 - Parks and Open Space
 - Villages and Hamlets
- Natural Environment System**
 - Natural Features and Areas
 - Supporting Features and Areas
 - Lakes
 - Permanent and Intermittent Streams
- Transportation Network**
 - 26m Right-of-way Width
 - 30m Right-of-way Width
 - Active Transportation - Trail System



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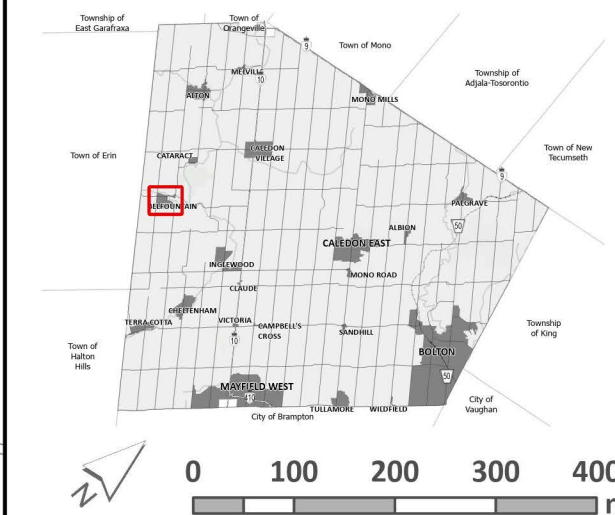
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Schedule E3

Belfountain

- Settlement Area Boundary
- Land Use**
 - Parks and Open Space
 - Villages and Hamlets
- Natural Environment System**
 - Natural Features and Areas
 - Supporting Features and Areas
 - Permanent and Intermittent Streams
- Transportation Network**
 - 20m Right-of-way Width
 - 26m Right-of-way Width
 - 30m Right-of-way Width
 - Active Transportation - Trail System

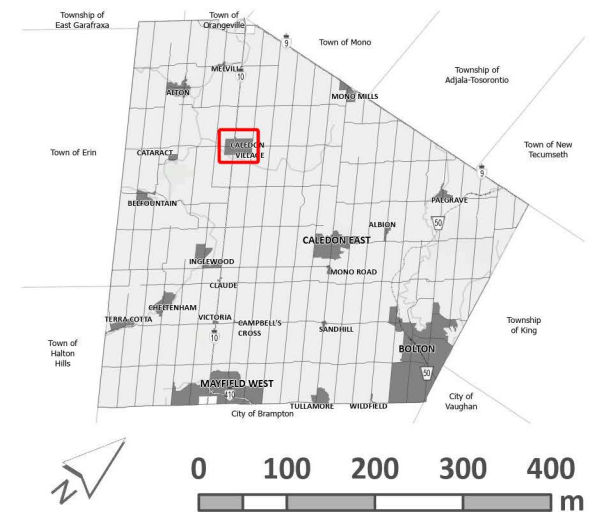
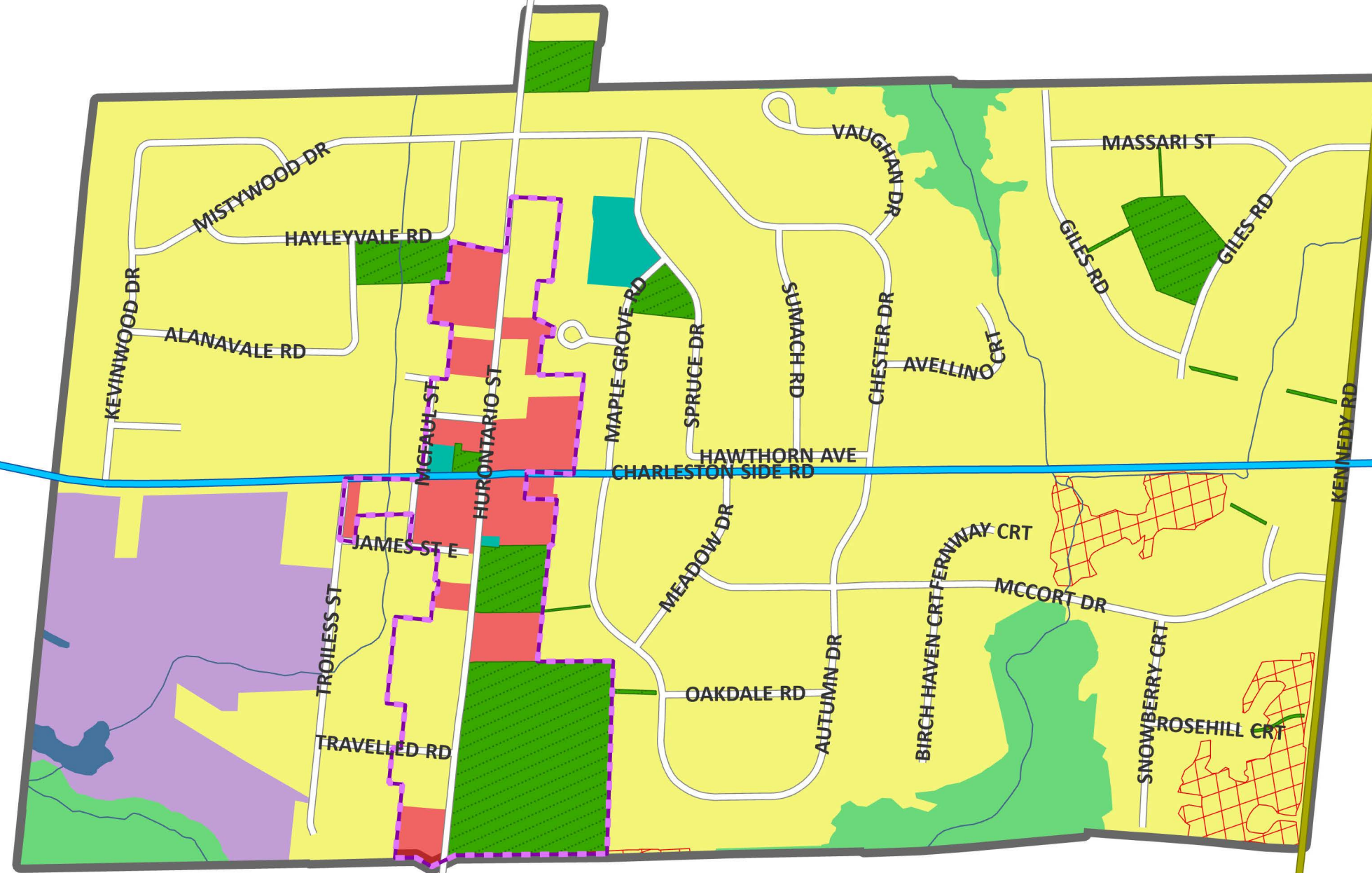


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Schedule **E4** Caledon Village

-  Settlement Area Boundary
-  Community Improvement Area
- Land Use**
 -  Extractive Industrial Area
 -  Institutional Area
 -  Rural Commercial Area
 -  Parks and Open Space
 -  Villages and Hamlets
- Natural Environment System**
 -  Natural Features and Areas
 -  Supporting Features and Areas
 -  Permanent and Intermittent Streams
- Transportation Network**
 -  26m Right-of-way Width
 -  30m Right-of-way Width















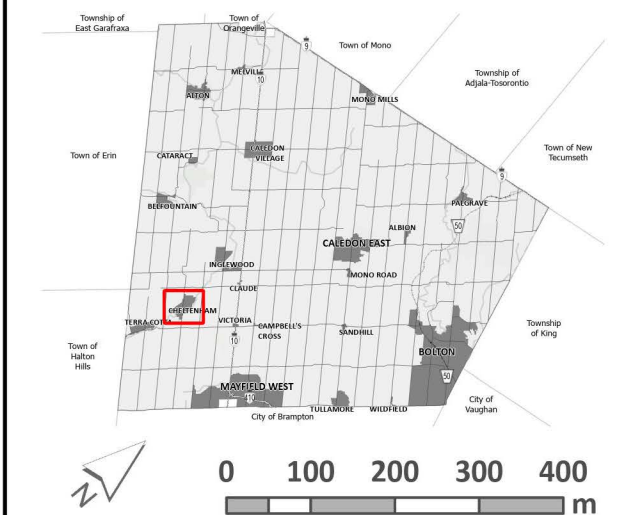
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Schedule E5

Cheltenham









-  Settlement Area Boundary
-  Community Improvement Area
- Land Use**
 -  Estate Residential Area
 -  Extractive Industrial Area
 -  Parks and Open Space
 -  Villages and Hamlets
- Natural Environment System**
 -  Natural Features and Areas
 -  Supporting Features and Areas
 -  Permanent and Intermittent Streams
- Transportation Network**
 -  26m Right-of-way Width
 -  30m Right-of-way Width
 -  Active Transportation - Trail System

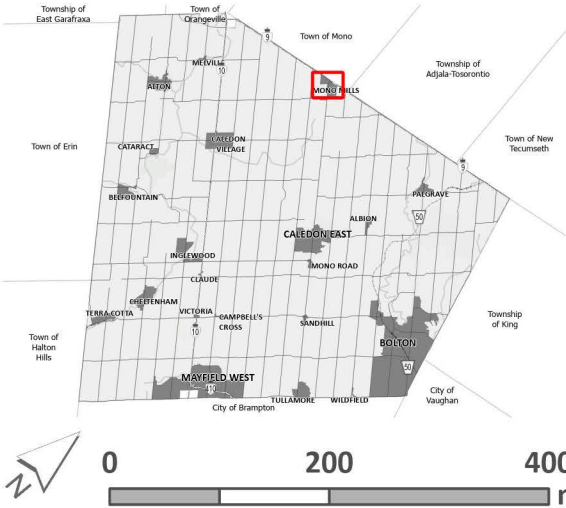


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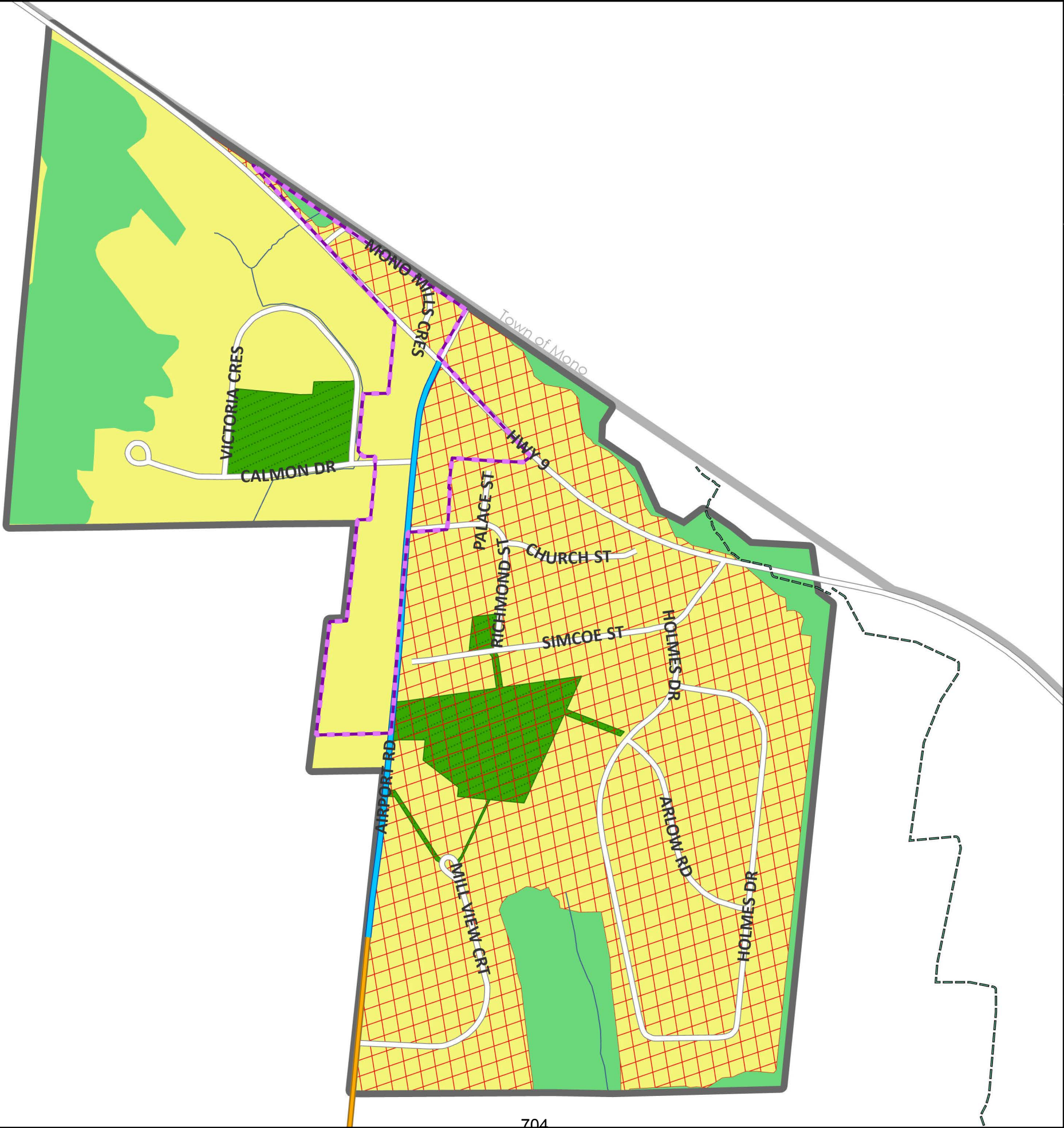
Schedule E6
 Mono Mills

-  Settlement Area Boundary
-  Town Boundary
-  Community Improvement Area
- Land Use**
 -  Parks and Open Space
 -  Villages and Hamlets
- Natural Environment System**
 -  Natural Features and Areas
 -  Supporting Features and Areas
 -  Permanent and Intermittent Streams
- Transportation Network**
 -  30m Right-of-way Width
 -  36m Right-of-way Width
 -  Active Transportation - Trail System





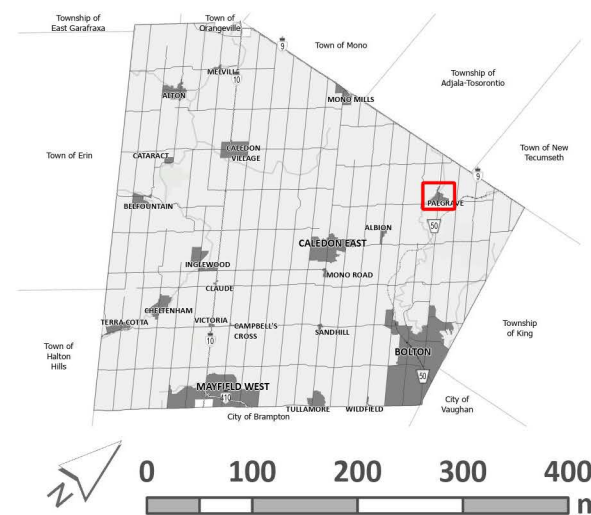
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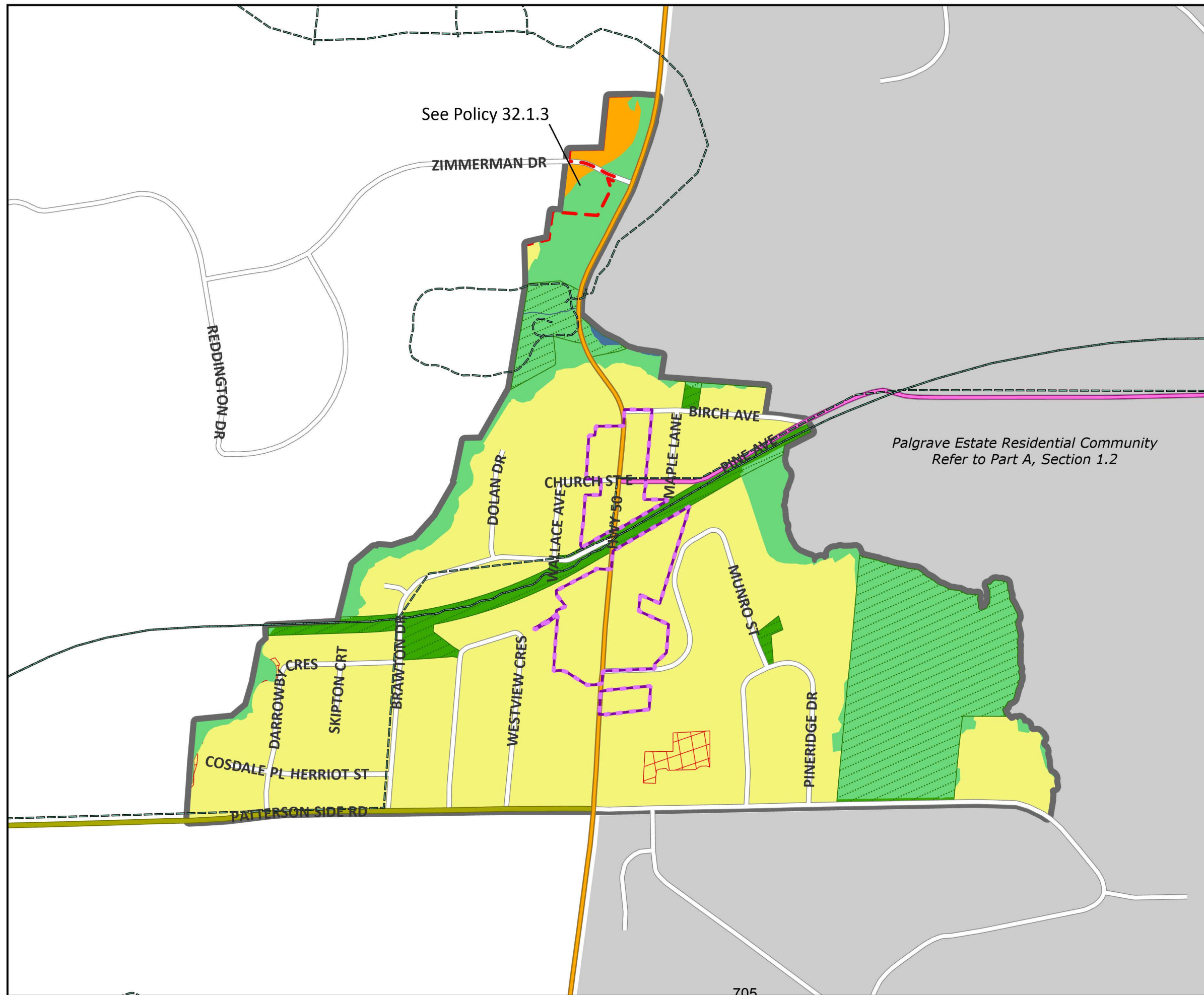
Schedule **E7** Palgrave

-  Settlement Area Boundary
-  Community Improvement Area
-  Reddington Retirement Community
- Land Use**
 -  Estate Residential Area
 -  Parks and Open Space
 -  Villages and Hamlets
- Natural Environment System**
 -  Natural Features and Areas
 -  Supporting Features and Areas
 -  Lakes
 -  Permanent and Intermittent Streams
- Transportation Network**
 -  20m Right-of-way Width
 -  26m Right-of-way Width
 -  36m Right-of-way Width
 -  Active Transportation - Trail System

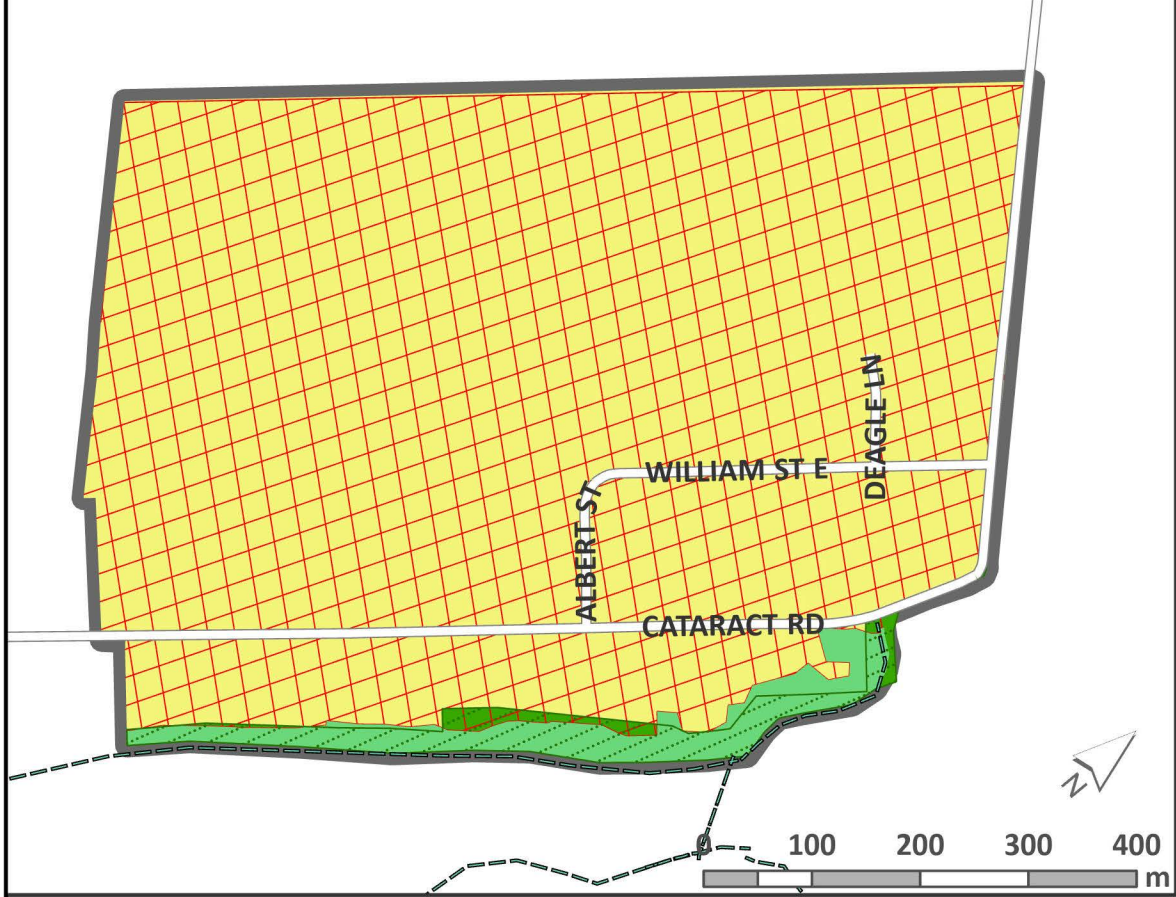


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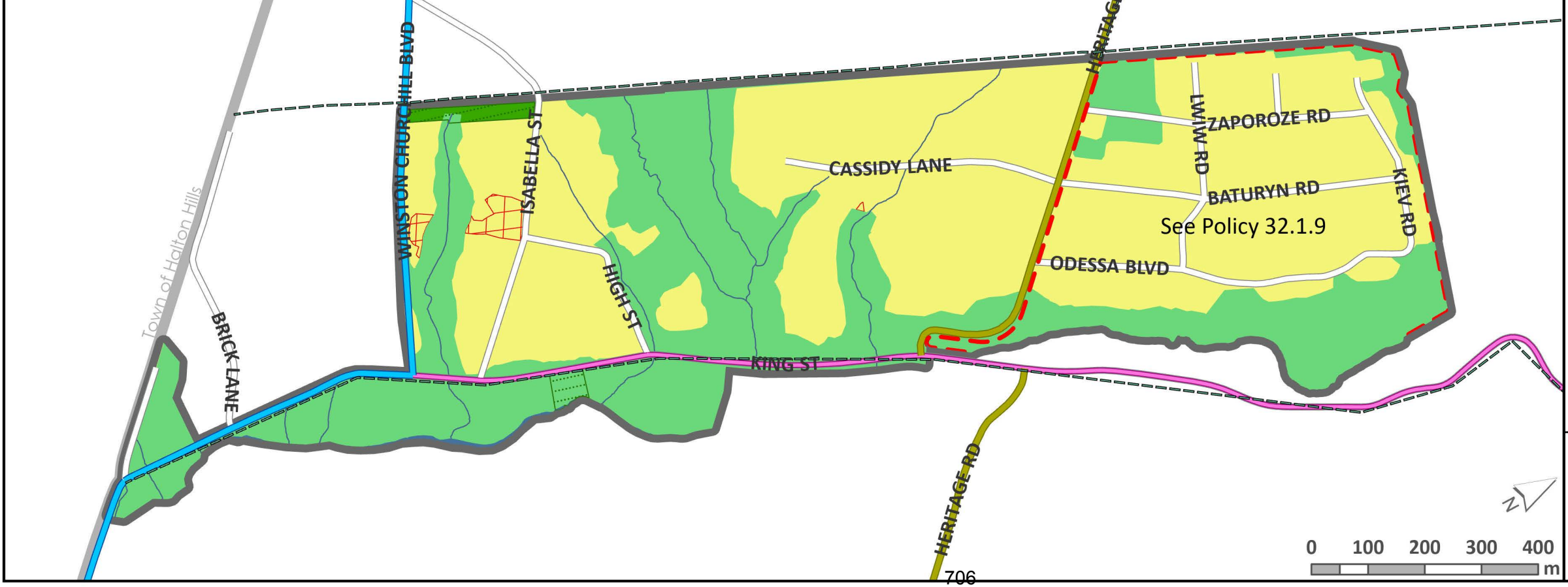
CATARACT



MELVILLE

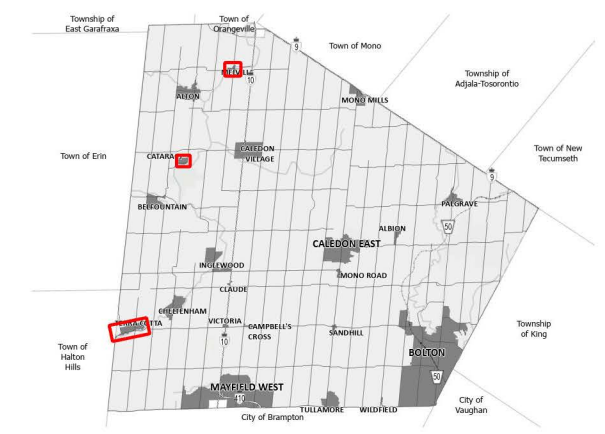


TERRA COTTA

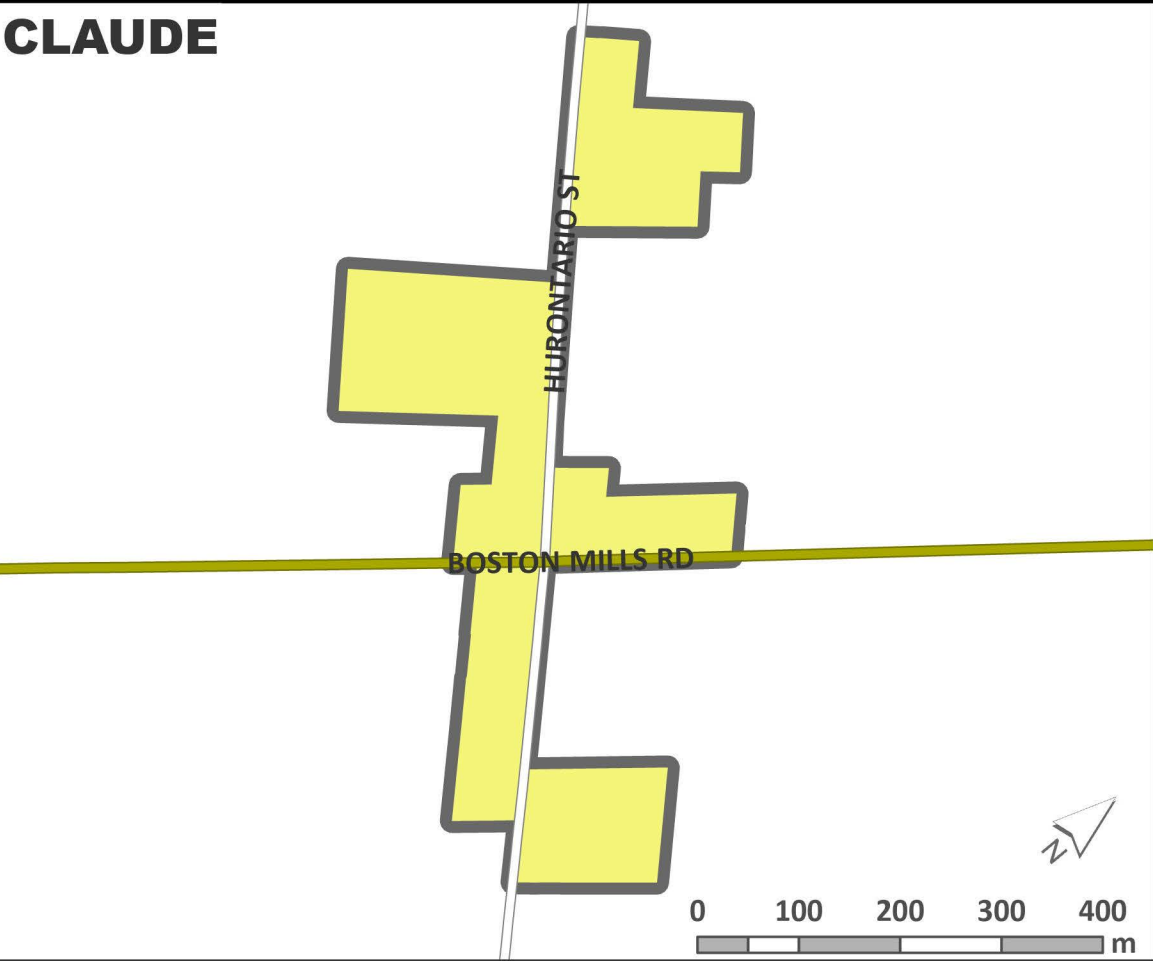


Schedule E8 Cataract, Melville, and Terra Cotta

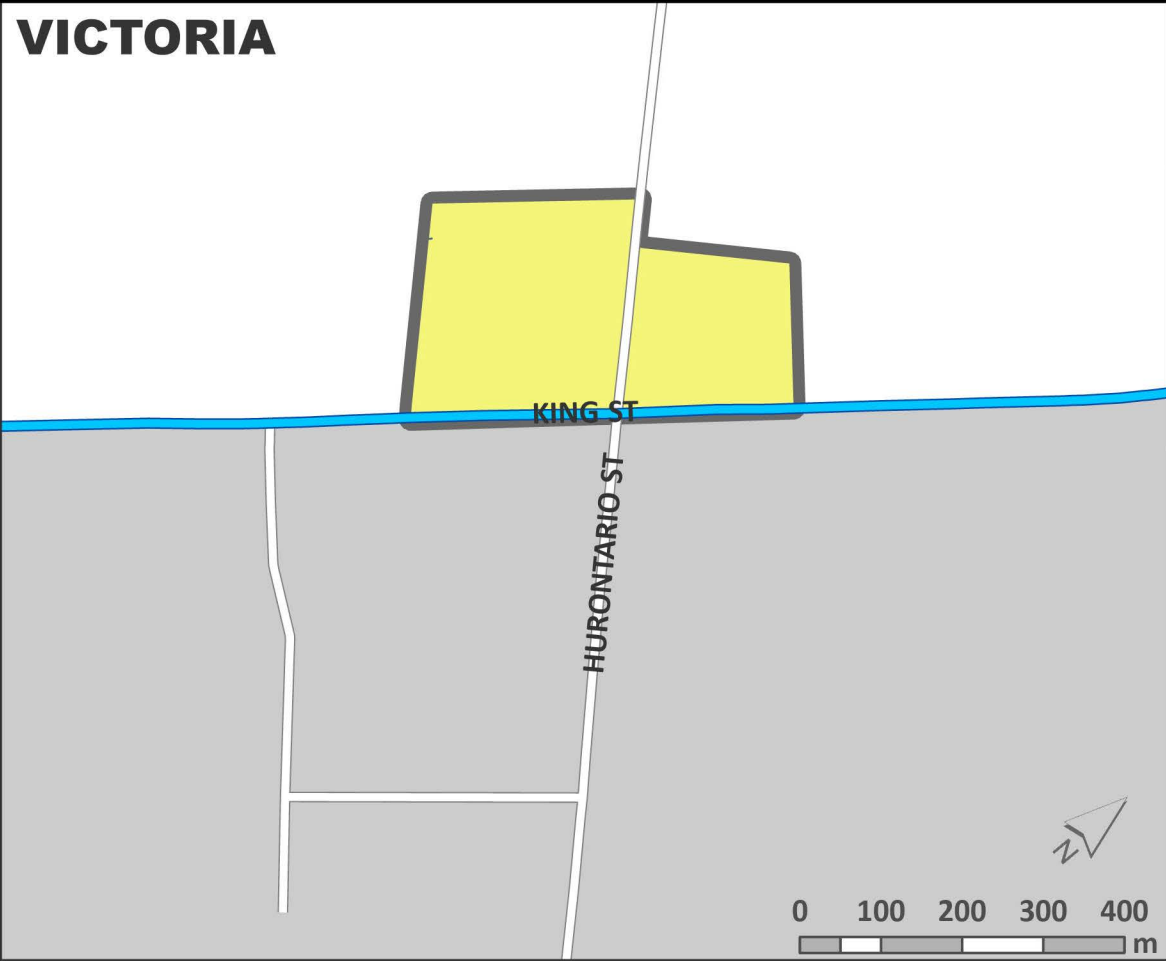
-  Settlement Area Boundary
-  Town Boundary
- Land Use**
 -  Parks and Open Space
 -  Villages and Hamlets
- Natural Environment System**
 -  Natural Features and Areas
 -  Supporting Features and Areas
 -  Lakes
 -  Permanent and Intermittent Streams
- Transportation Network**
 -  20m Right-of-way Width
 -  26m Right-of-way Width
 -  30m Right-of-way Width
 -  Active Transportation - Trail System



CLAUDE



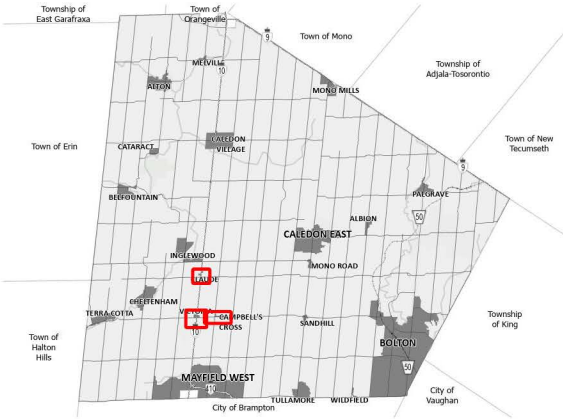
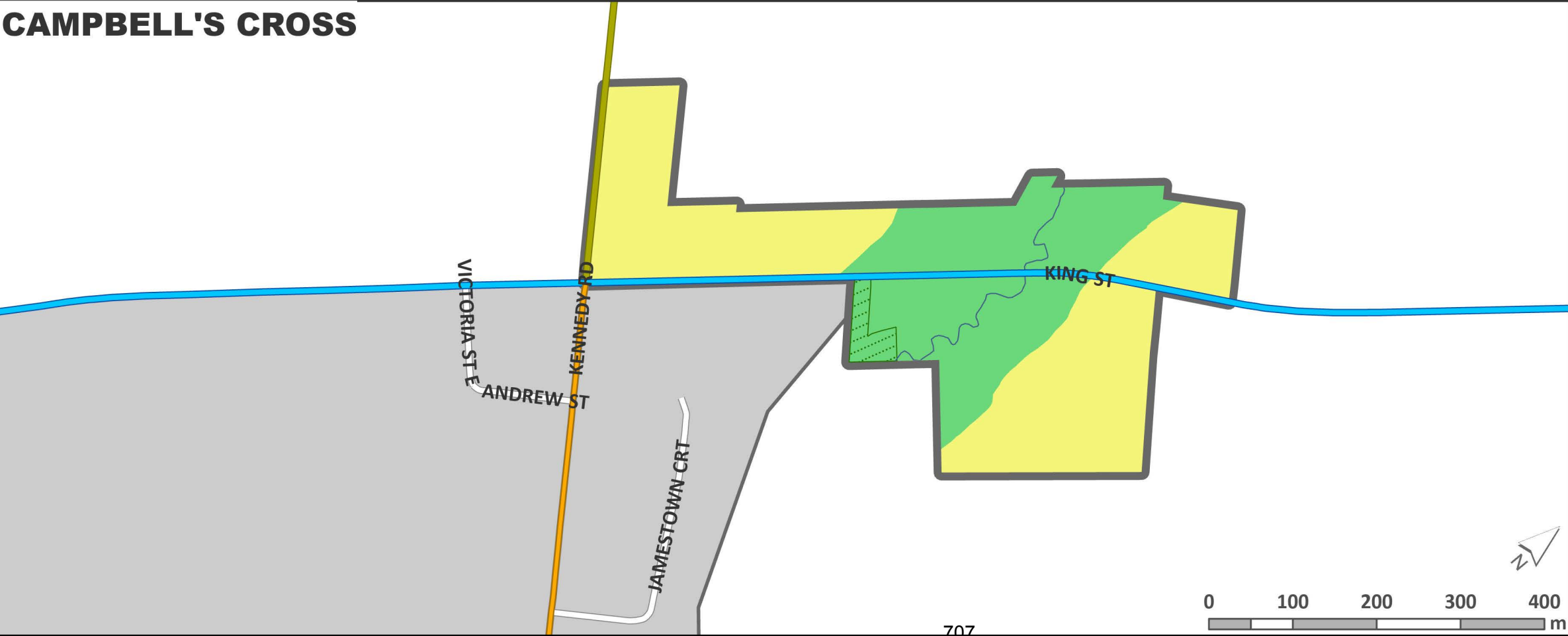
VICTORIA



Schedule E9
Claude, Victoria,
and Campbell's Cross

- Settlement Area Boundary
- Urban Area
- Land Use**
 - Parks and Open Space
 - Villages and Hamlets
- Natural Environment System**
 - Natural Features and Areas
 - Lakes
 - Permanent and Intermittent Streams
- Transportation Network**
 - 26m Right-of-way Width
 - 30m Right-of-way Width
 - 36m Right-of-way Width

CAMPBELL'S CROSS




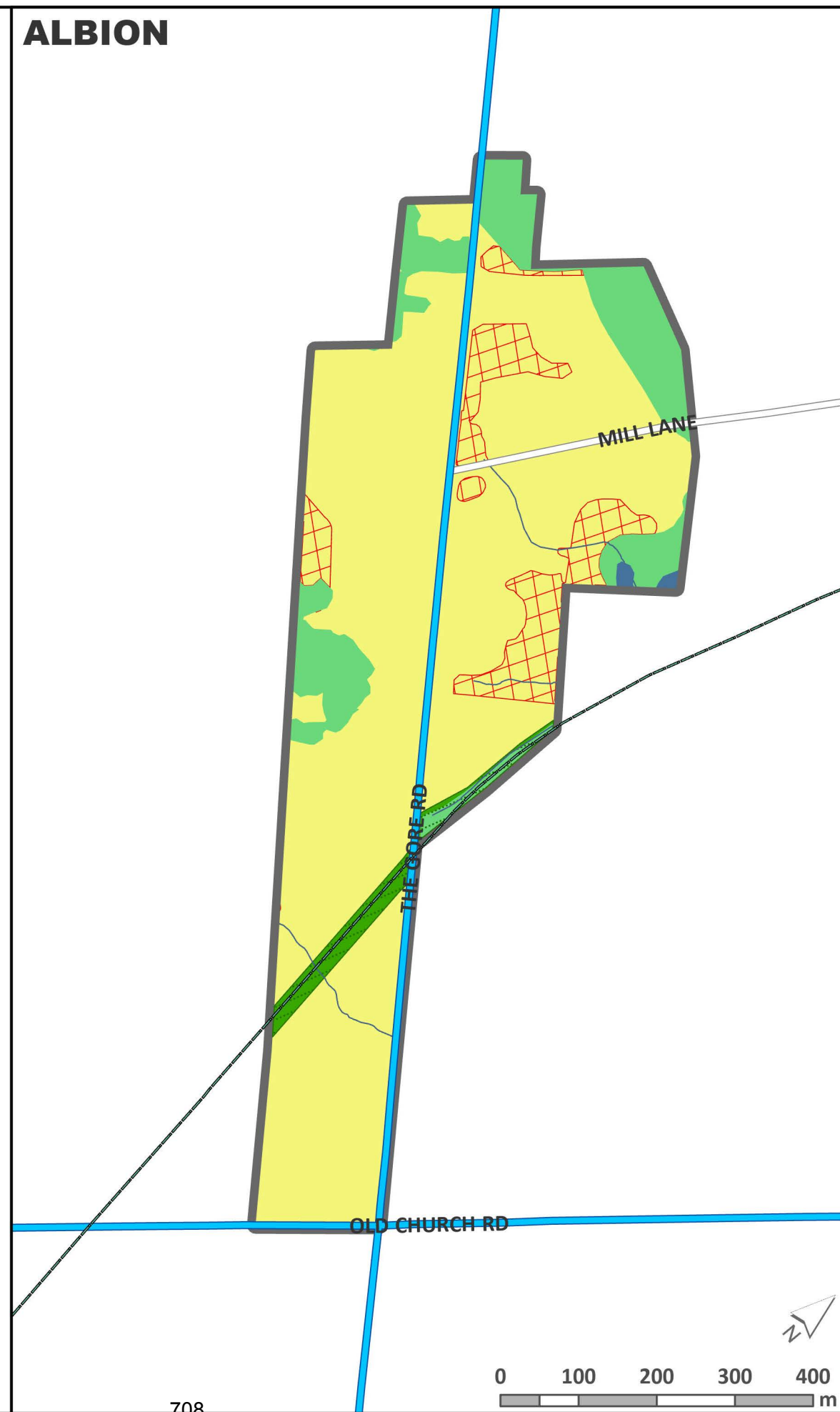
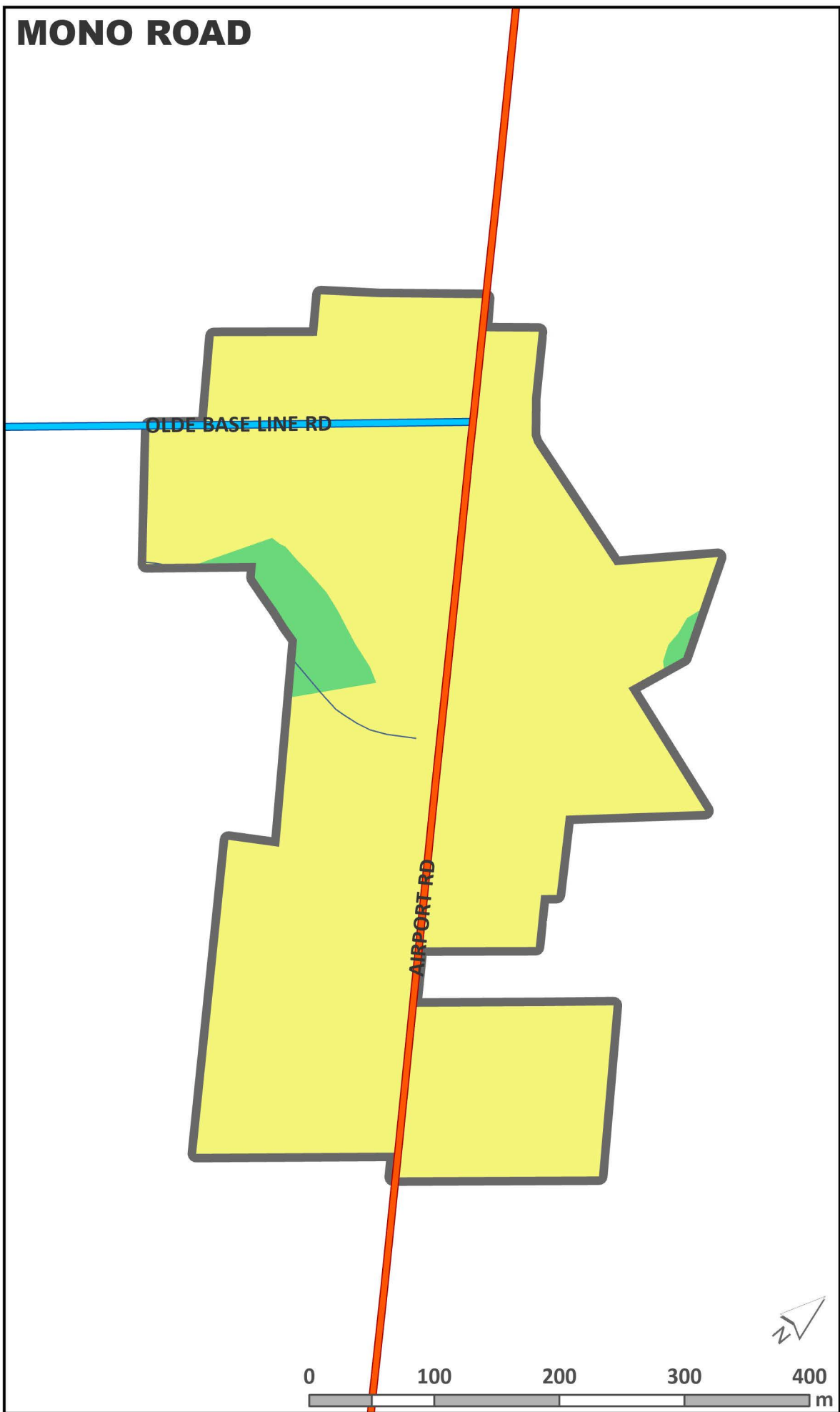
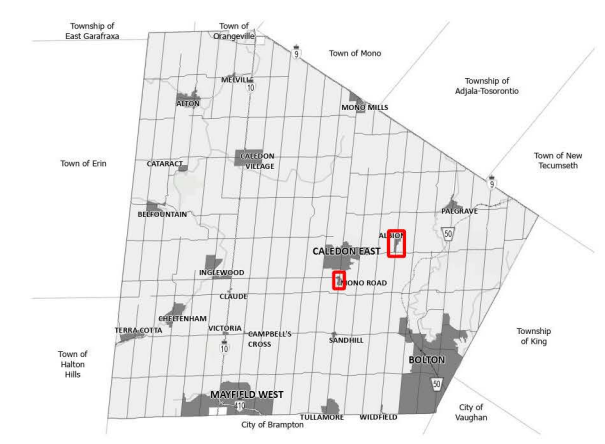
MONO ROAD

ALBION

Schedule E10

Mono Road and Albion

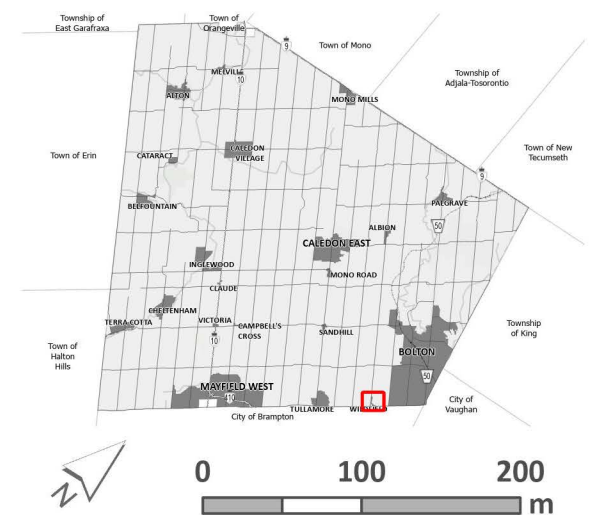
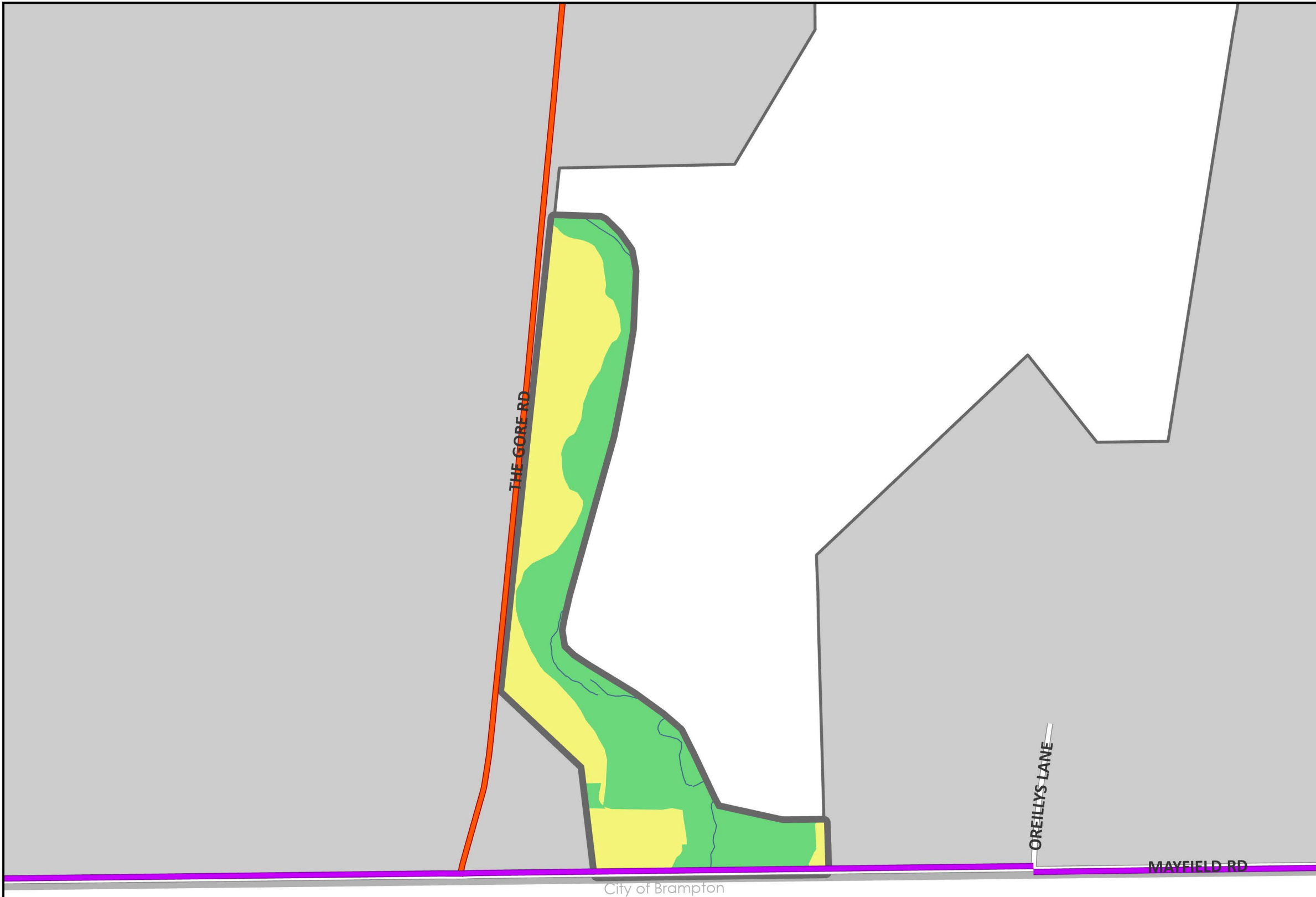
-  Settlement Area Boundary
- Land Use**
 -  Parks and Open Space
 -  Villages and Hamlets
- Natural Environment System**
 -  Natural Features and Areas
 -  Supporting Features and Areas
 -  Lakes
 -  Permanent and Intermittent Streams
- Transportation Network**
 -  30m Right-of-way Width
 -  45m Right-of-way Width
 -  Active Transportation - Trail System



Schedule E11

Wildfield

-  Settlement Area Boundary
-  Urban Area
-  Town Boundary
- Land Use**
 -  Villages and Hamlets
- Natural Environment System**
 -  Natural Features and Areas
 -  Permanent and Intermittent Streams
- Transportation Network**
 -  45m Right-of-way Width
 -  50 Right-of-way Width



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Schedule **F1**

Urban System

- Urban System**
- Primary Major Transit Station Area
 - Planned Major Transit Station Area
 - Future Caledon GO Station
 - Brampton-Caledon Airport
 - Downtown Bolton
 - Urban Centre
 - Potential Urban Centre
 - Neighbourhood Centre
 - Urban Corridor
 - Knowledge and Innovation Corridor
 - Conceptual Collector Road
 - Existing Urban Area
 - New Community Area
 - New Employment Area
 - Campbell's Cross Transition Area
- Other Map Elements**
- Refer to Part A, Section 1.2
 - Rural System (See Schedule E1)
 - Planned Highway 413 Transportation Corridor



Date of print: 3/12/2024
Sources: Town of Caledon, Regional Municipality of Peel
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March 2024

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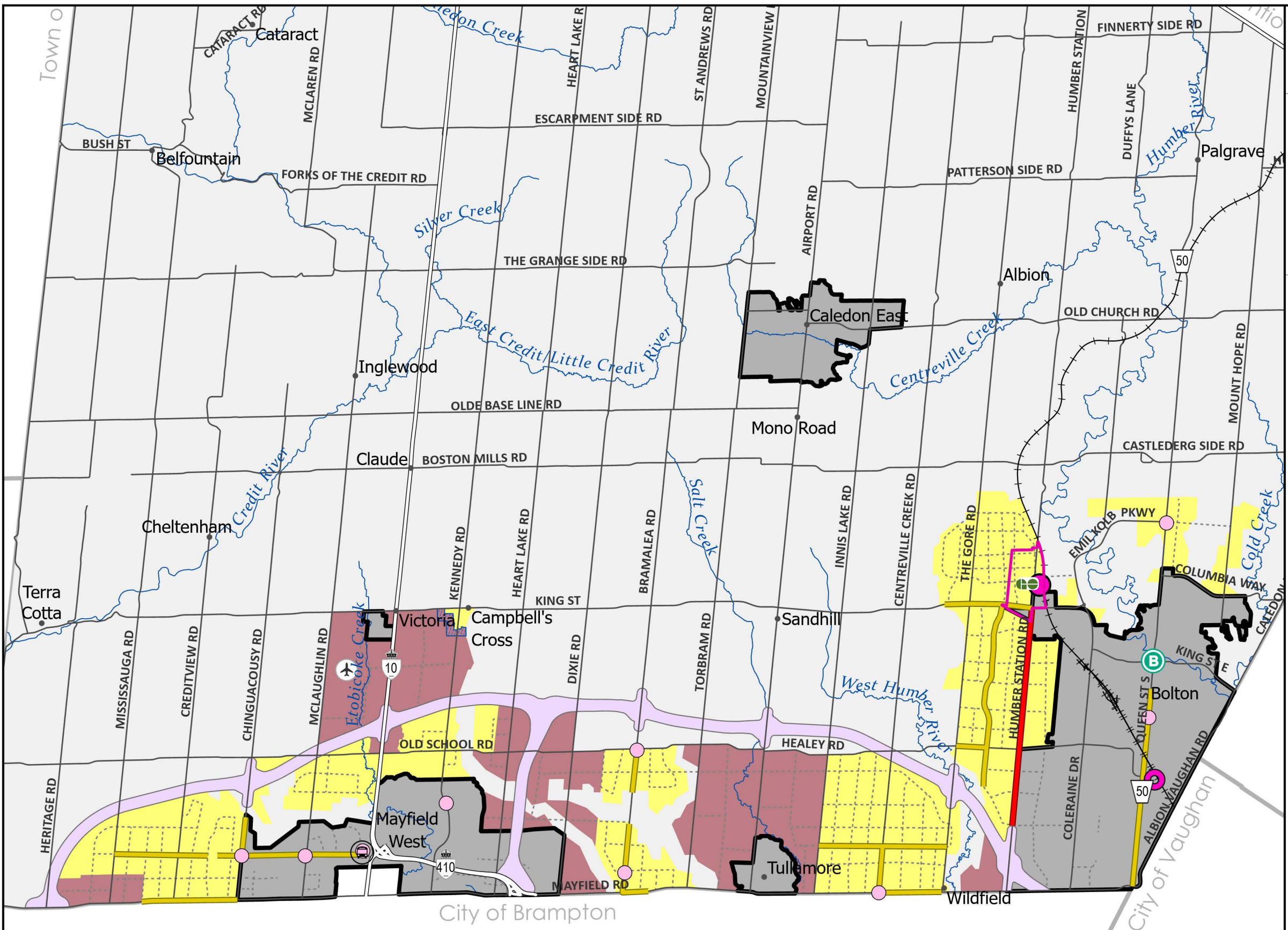
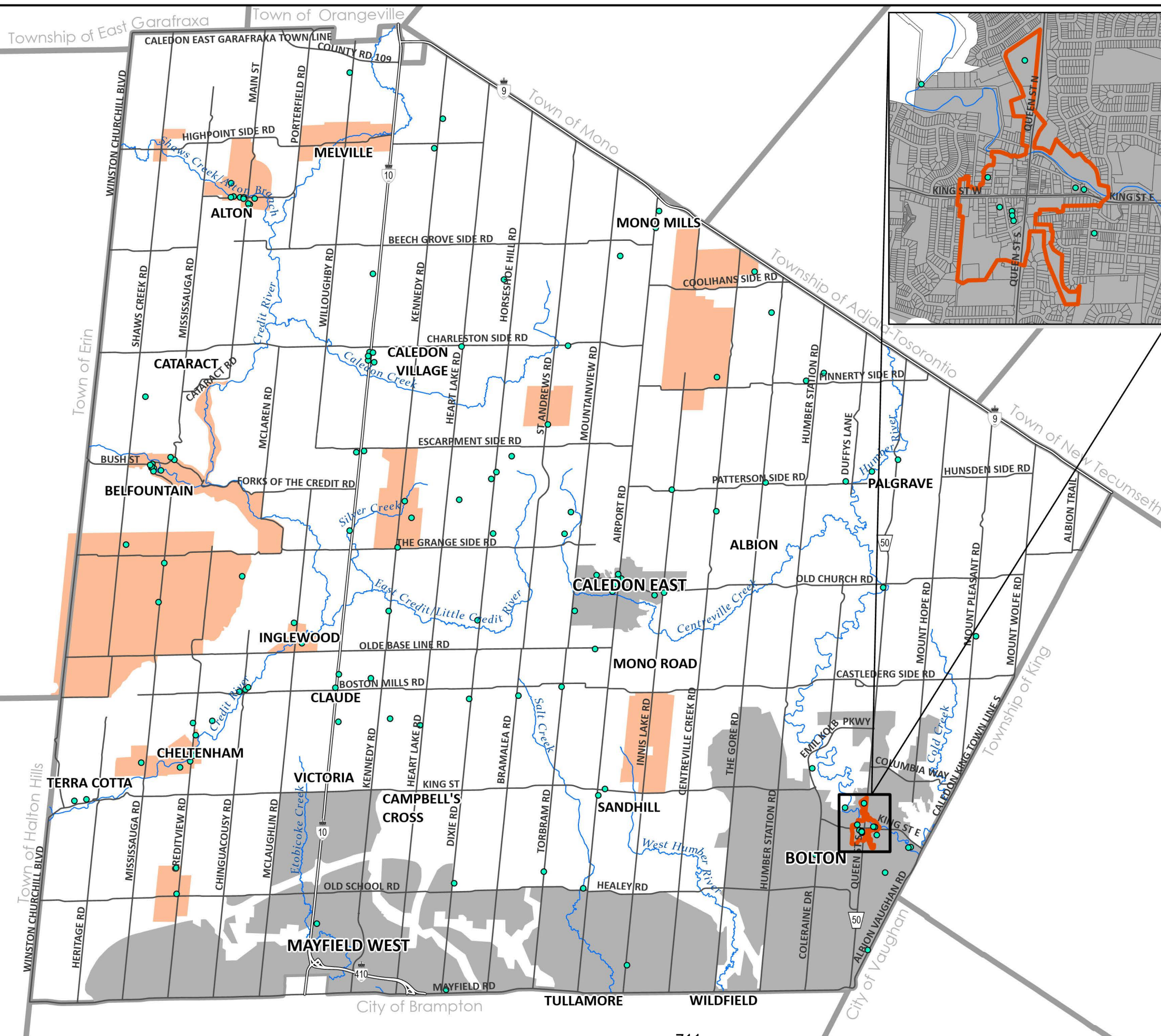
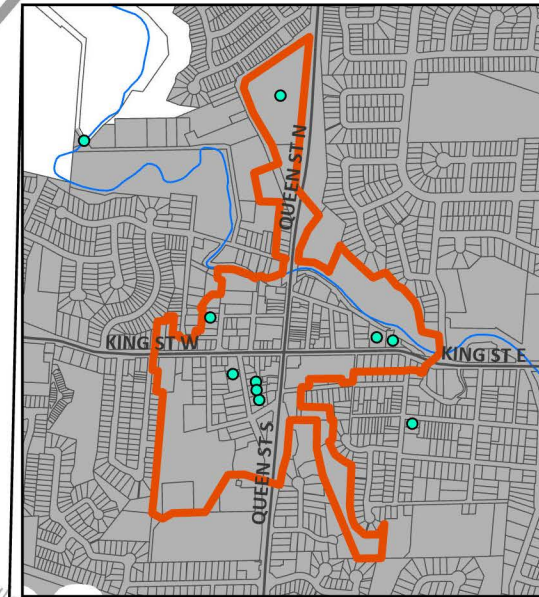


Figure C3 Designated Cultural Heritage

-  Part IV Designated Heritage Properties
-  Cultural Heritage Landscapes
-  Heritage Conservation District
-  Urban System



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Figure **C4**
2051
Town-wide
Transit Network

Existing Transit

-  Bolton Line
-  Brampton Transit
-  Orangeville Transit
-  GO Transit

Proposed Transit

-  Primary Major Transit Station Area
-  Planned Major Transit Station Area
-  Potential Major Transit Station Area/GO Station
-  Future Caledon GO Station
-  Future Bus Rapid Transit
-  Future GO Rail Transit
-  Proposed Local Transit

Other Map Elements

-  Existing Railline
-  Proposed Collector Road



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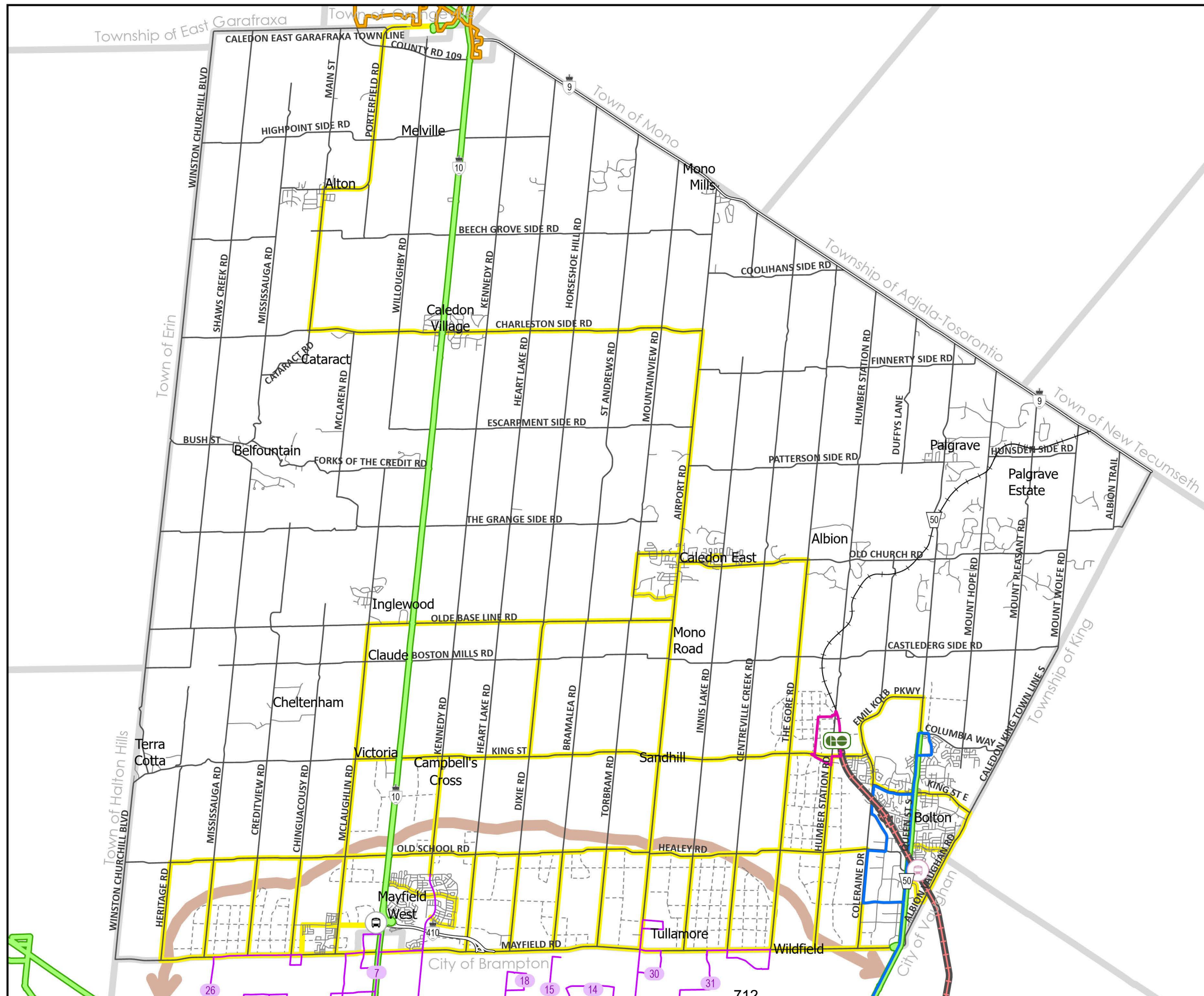









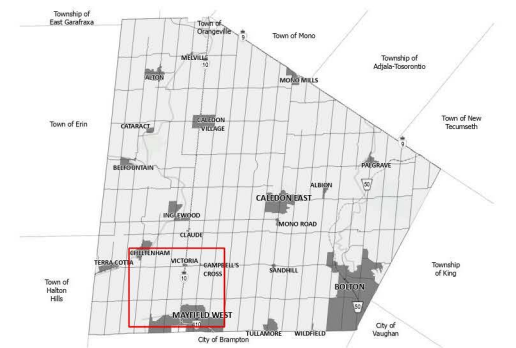
Figure **C5**

**Brampton-Caledon Airport
Noise Exposure Forecast
Contours**

-  Brampton-Caledon Airport
-  Noise Exposure Contours
-  Runway
-  Urban Area
-  Villages and Hamlets
-  Greenbelt Plan Boundary
-  Planned Highway 413 Transportation Corridor

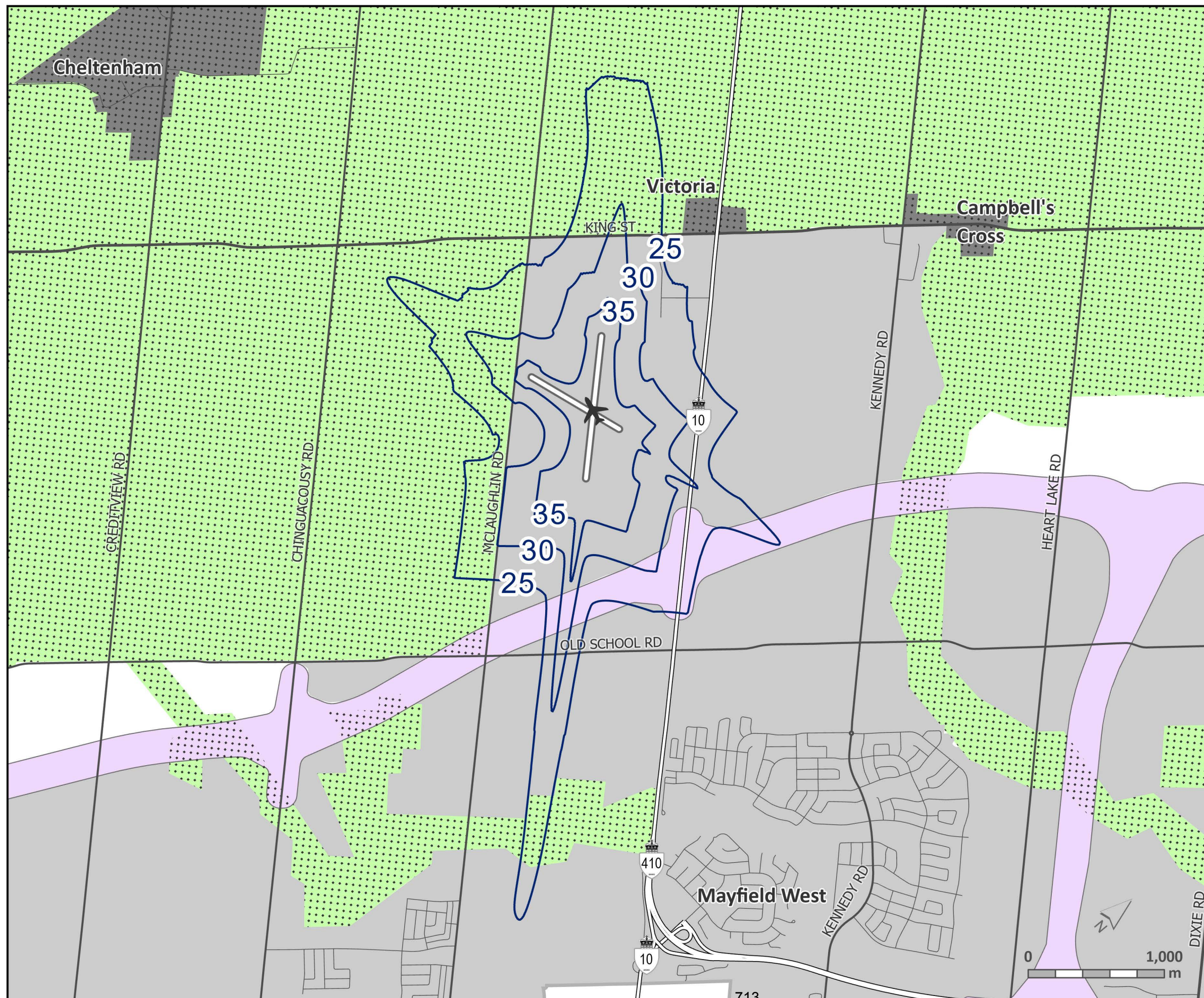
Brampton-Caledon Airport
Composite Noise Contours (2014 NEF and
2019 NEP) Prepared: July 2009
Prepared By: Jade Acoustics Inc.

NOTE: The data displayed in this Figure is
from the Environmental Noise and Vibration
Impact Assessment, Mayfield West Phase 2
Secondary Plan, May 13, 2010.



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March 2024

Figure D9

Greenbelt Plan Natural Heritage System

Key Natural Heritage and Key Hydrologic Features

-  Natural Heritage System of the Greenbelt Plan
-  Key Hydrologic Features
-  Key Natural Heritage Features
-  Key Natural Heritage and Key Hydrologic Features
-  Significant Wildlife Habitat and Vegetation Protection Zone



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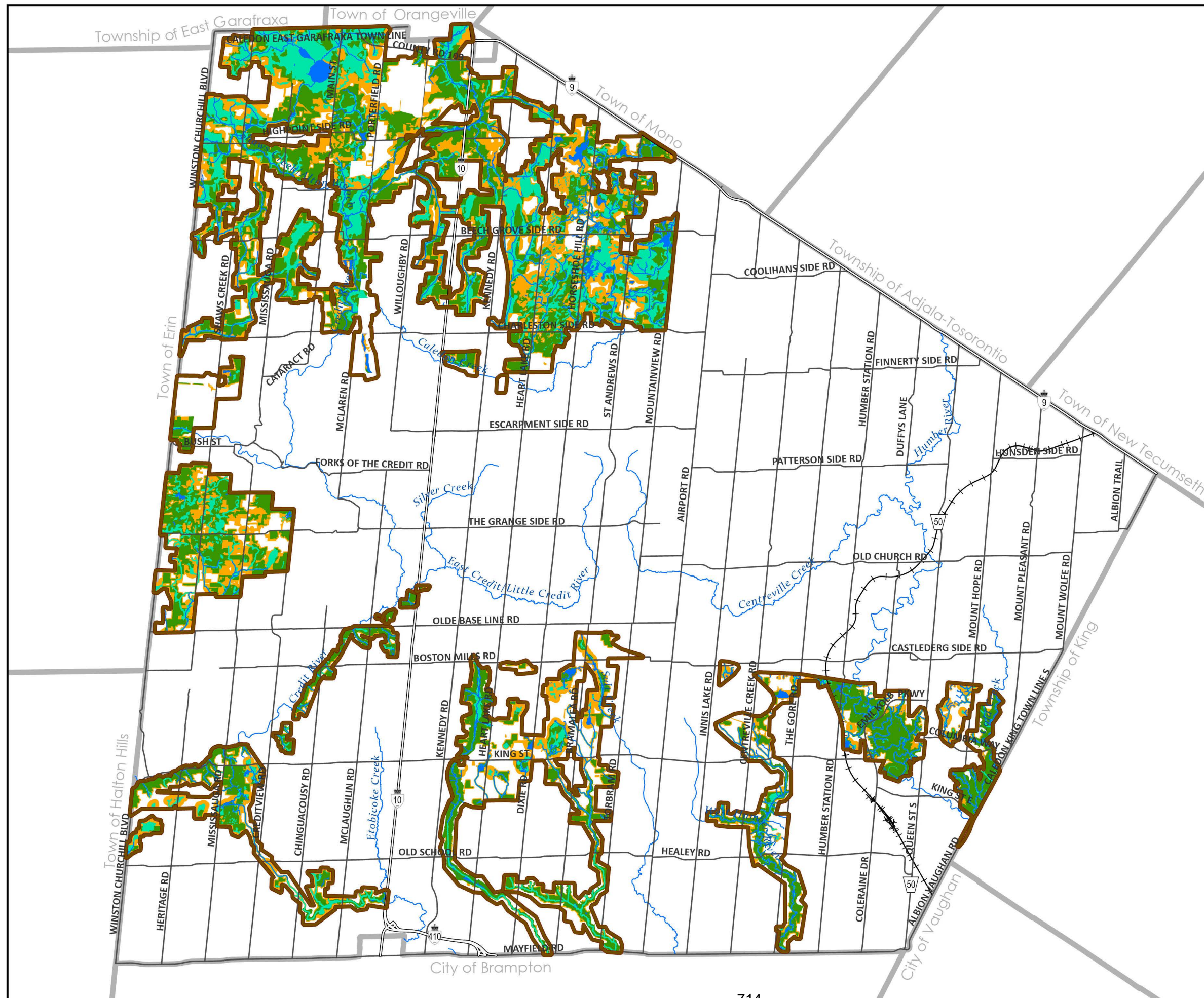
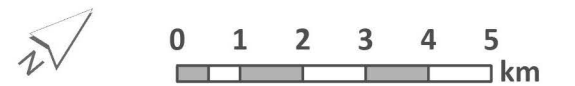


Figure D10

Potential Hazardous Forest Types for Wildland Fire

- Potential Locations of Hazardous Forest Types for Wildland Fire
- Potential Hazardous Forest Types for Wildland Fire**
- Fuel Type**
- Extreme - C1, C2, C4
 - High - C3, M2>50%, M4



March 2024

Date of print: 3/8/2024
Sources: Town of Caledon, Regional Municipality of Peel Official Plan Figure 9, and Fire - Potential Hazardous Forest Types for Wildland Fire from Ministry of Natural Resources and Forestry (<https://geohub.lio.gov.on.ca/documents/f52f092ee6744e0687ead57f78b5d88a/about>)
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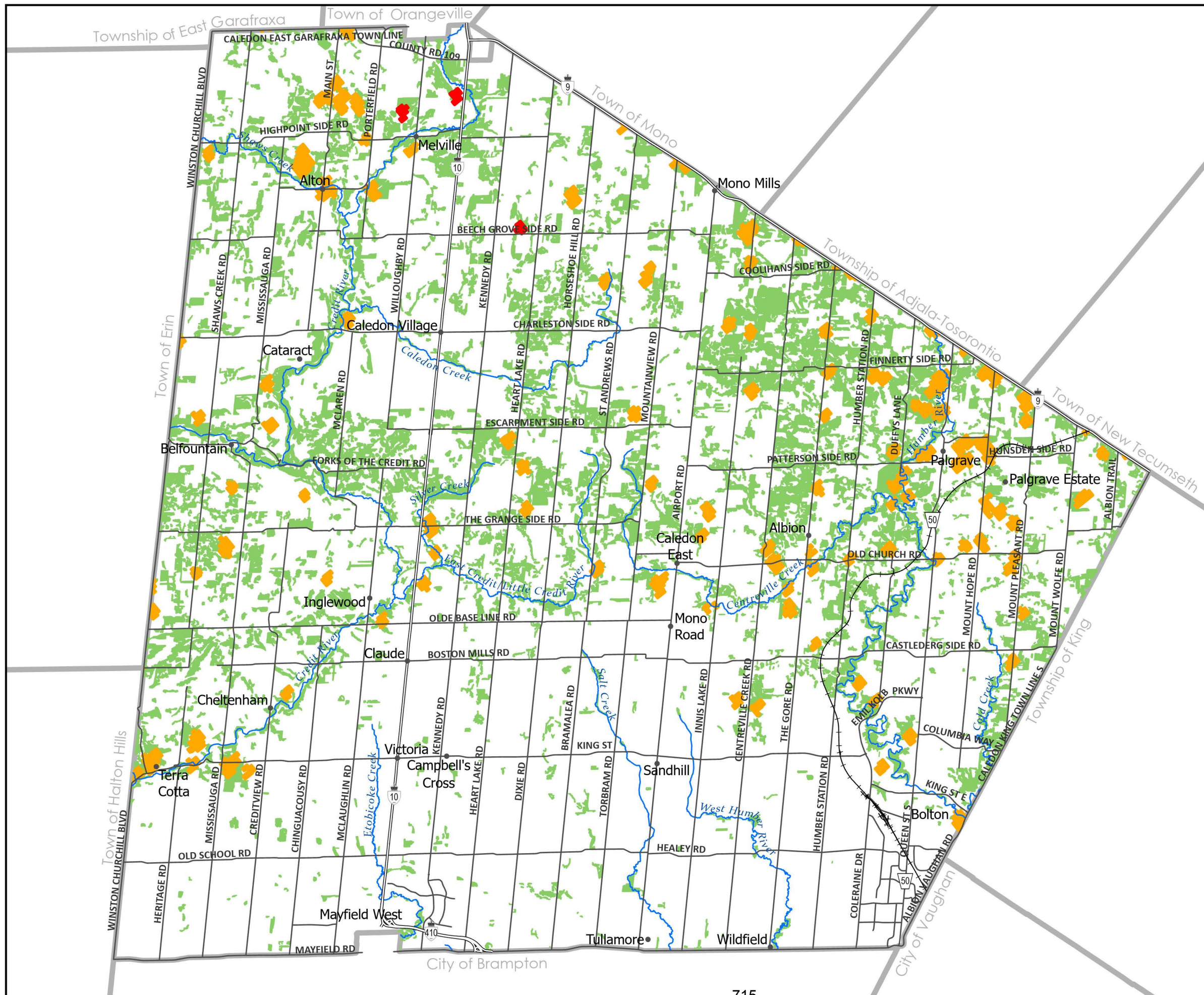


Figure **D11**

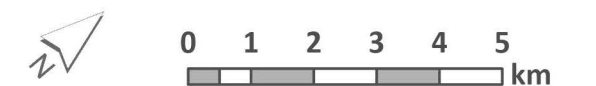
Comparing Land Use with the Natural Environment System

Natural Features and Areas with Land Use

-  Rural Lands with Natural Features and Areas
-  Prime Agricultural Area with Natural Features and Areas
-  New Urban Area with Natural Features and Areas
-  Supporting Features and Areas

Land Use

-  Rural Lands
-  Prime Agricultural Area
-  New Urban Area



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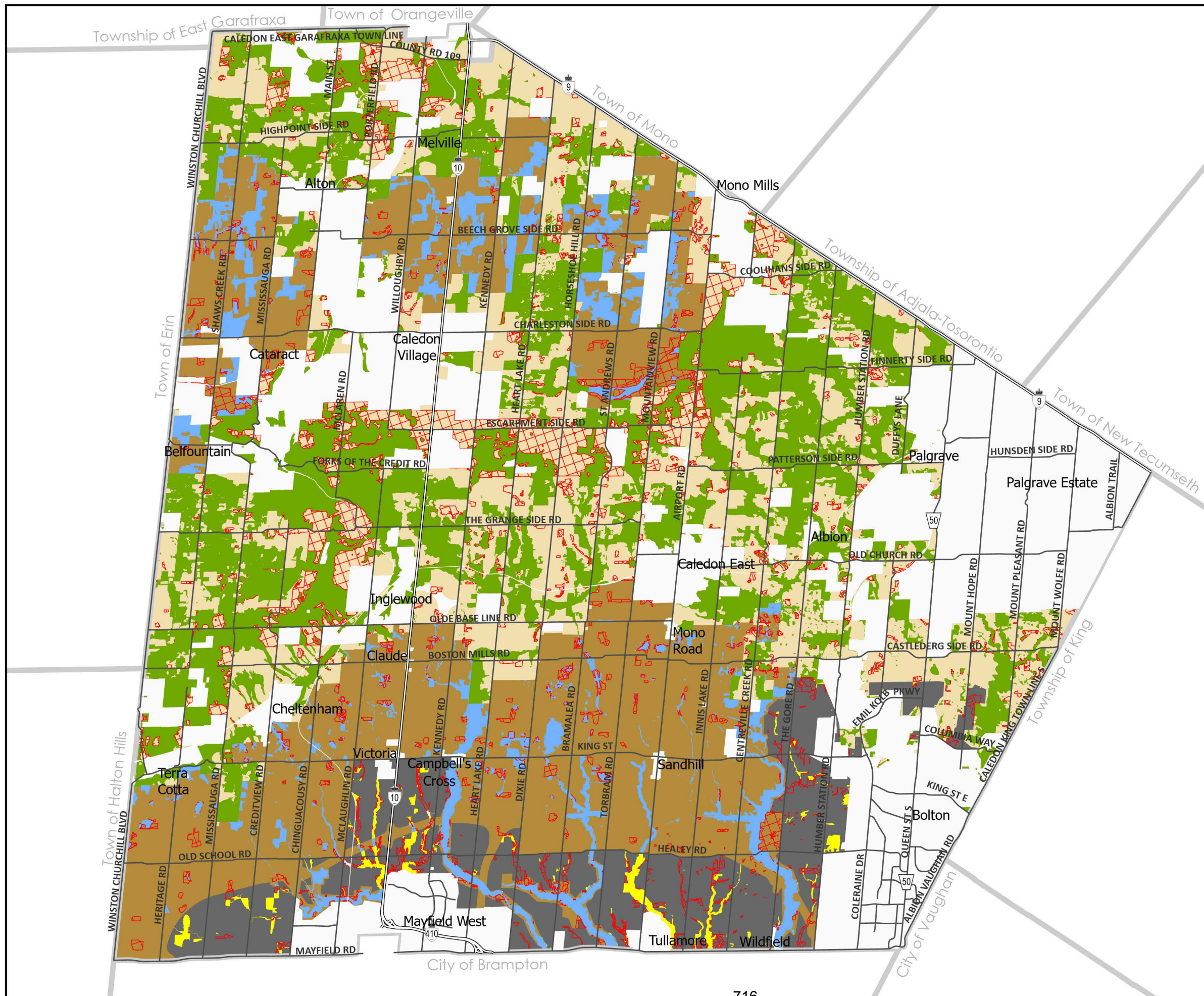
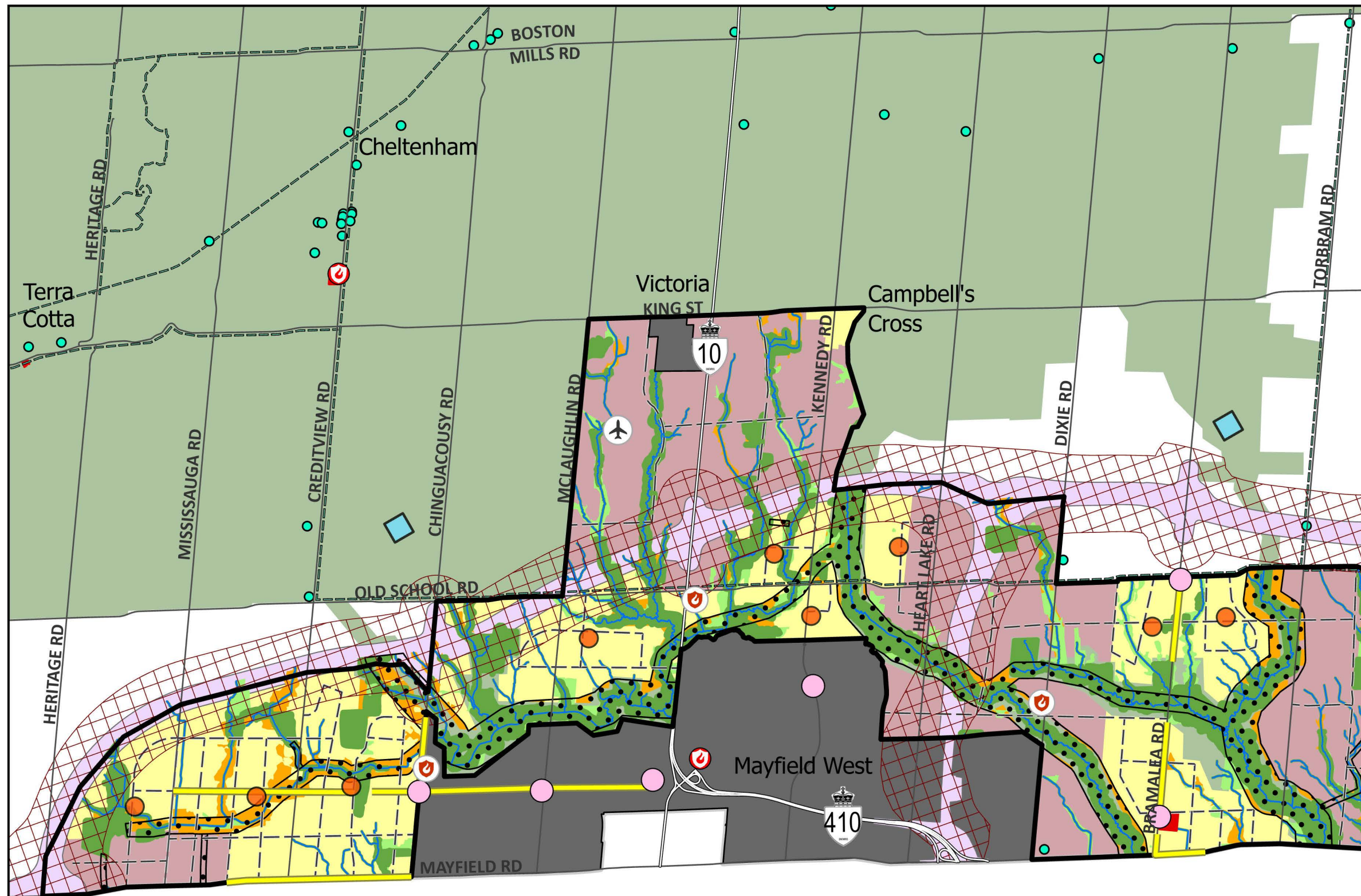


Figure F2a

Preliminary Community Structure Plan

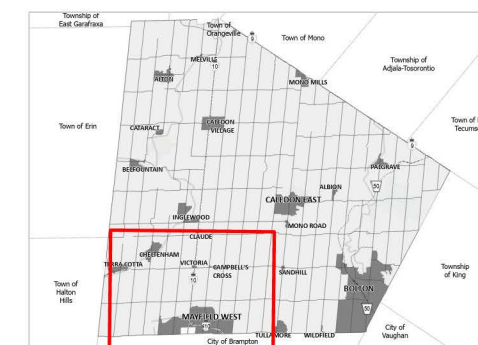


- Part IV Designated Heritage Properties
- Proposed Community Park
- Proposed District Park
- Existing Fire Station
- Proposed Fire Station
- Brampton-Caledon Airport
- Neighbourhood Centre
- Active
- Transportation- Trail System
- Conceptual Collector Road
- Urban Corridor
- Existing Community Park
- New Community Area
- New Employment Area
- Greenbelt Plan Boundary
- Natural Features and Areas with 30m Buffer
- Supporting Features and Areas
- Permanent and Intermittent Streams
- Potential Linkage
- Potential Enhancement Area

Other Map Elements

- Preliminary Community Structure Plan Boundary
- Planned Highway 413 Transportation Corridor
- Planned Highway 413 and NWGTA Transmission Corridor Protection Area
- Refer to Part A, Section 1.2

City of
Brampton



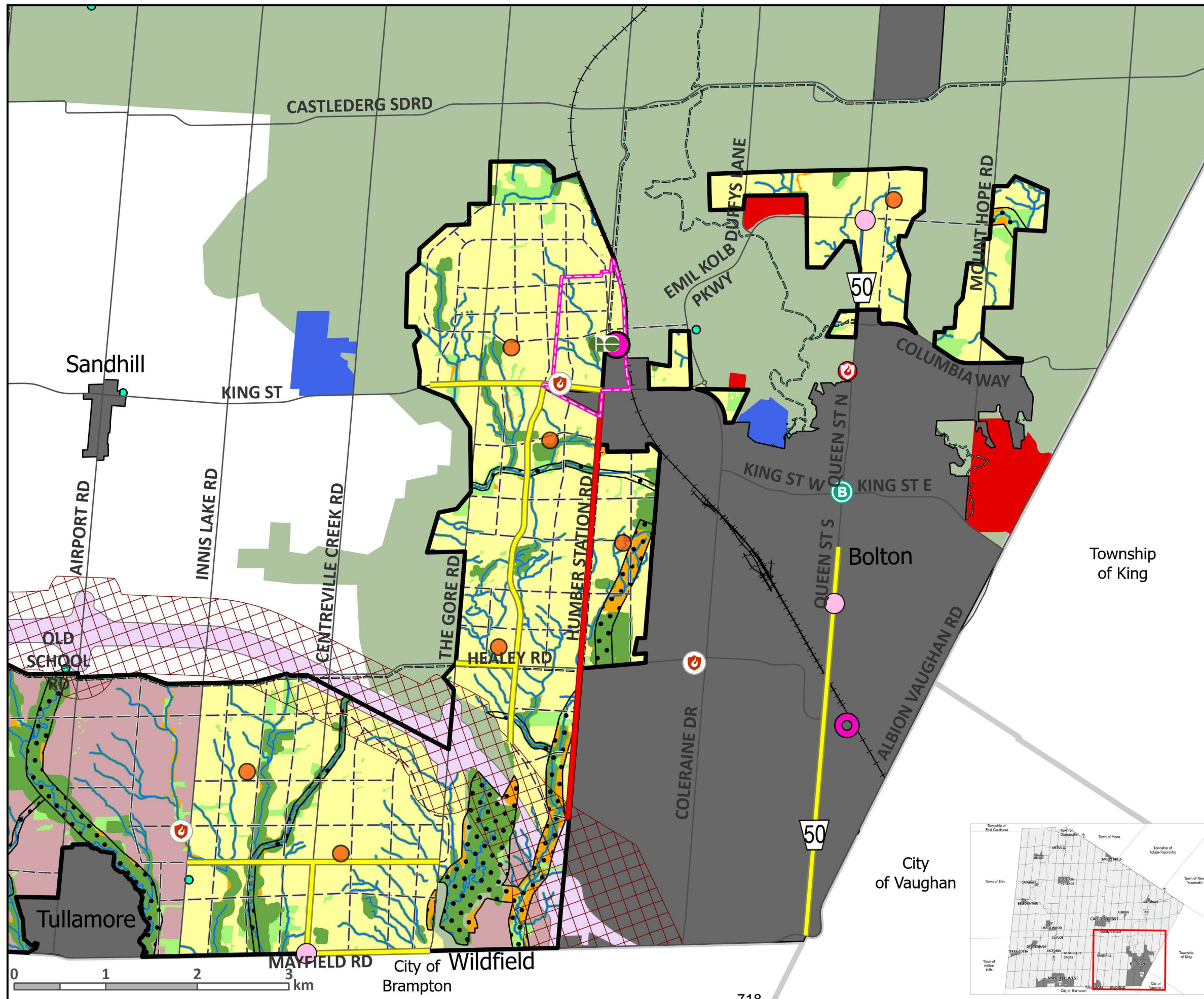
Date of print: 3/11/2024
Sources: Town of Caledon, Regional Municipality of Peel
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Figure F2b

Preliminary Community Structure Plan



- Part IV Designated Heritage Properties
- Proposed Community Park
- Existing Fire Station
- Proposed Fire Station
- Caledon GO Station
- Downtown Bolton
- Urban Centre
- Potential Urban Centre
- Neighbourhood Centre
- Active Transportation- Trail System
- Conceptual Collector Road
- Urban Corridor
- Knowledge and Innovation Corridor
- Primary Major Transit Station Area
- Existing Community Park
- Existing District Park
- New Community Area
- New Employment Area
- Greenbelt Plan Boundary
- Natural Features and Areas with 30m Buffer
- Supporting Features and Areas
- Permanent and Intermittent Streams
- Potential Linkage
- Potential Enhancement Area

Other Map Elements

- Preliminary Community Structure Plan Boundary
- Planned Highway 413 Transportation Corridor
- Planned Highway 413 and NWGTA Transmission Corridor Protection Area
- Refer to Part A, Section 1.2



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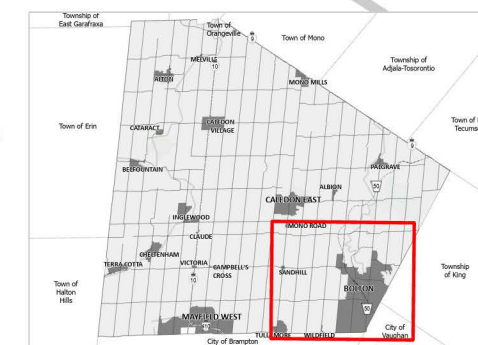


Figure F3

Secondary Planning Areas

- Proposed Secondary Plan Boundary¹
- Subwatershed Boundary²
- Existing Secondary Plan Boundary
- Planned Highway 413 Transportation Corridor

Notes:

- 1 Secondary plan areas identified with the same letter label (e.g., B1 and B2) generally fall within the same surface water drainage catchment area of the applicable subwatershed.
- 2 The study area for a local subwatershed study to support a proposed secondary plan will be as described in this Plan, and defined in the applicable study terms of reference to the satisfaction of the Town.



Date of print: 3/8/2024
Sources: Town of Caledon, Regional Municipality of Peel
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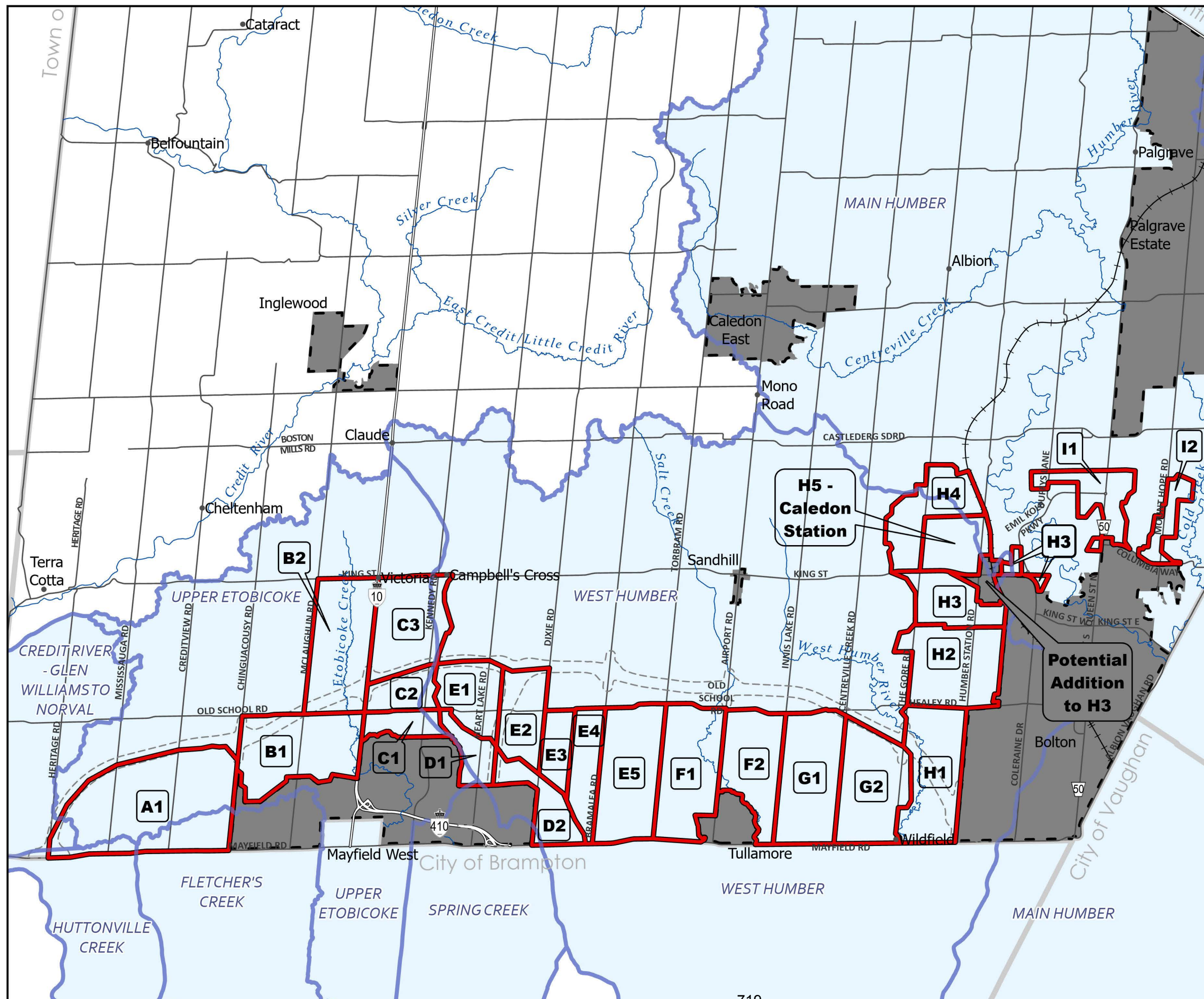









Figure H1

Site-specific Exceptions

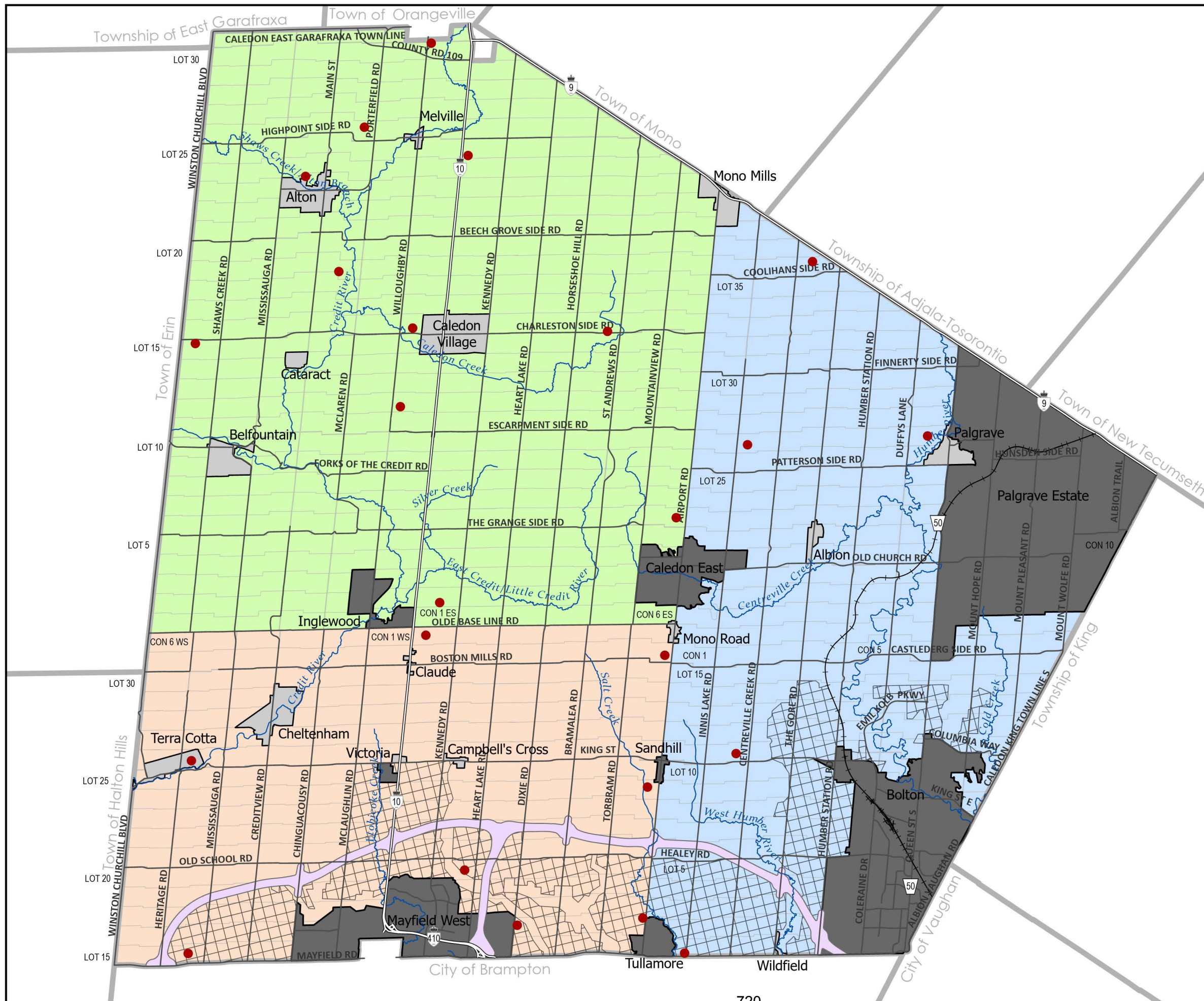
- Site Specific Exception Location
-  Urban Area
-  Former Albion Township
-  Former Caledon Township
-  Former Chinguacousy Township
-  Planned Highway 413 Transportation Corridor
-  Refer to Part A, Section 1.2
-  Villages and Hamlets



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March 2024



AMENDMENT NO. 275
TO THE OFFICIAL PLAN FOR
THE TOWN OF CALEDON PLANNING AREA

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2024-015

A By-law to adopt Amendment No. 275 to the
Official Plan for the Town of Caledon

WHEREAS the Council of The Corporation of the Town of Caledon, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, as amended deems it expedient to amend the Town of Caledon Official Plan;

NOW THEREFORE the Council of the Corporation of the Town of Caledon ENACTS AS FOLLOWS:

General

1. Amendment No. 275 to the Official Plan for the Town of Caledon Planning Area shall we and is hereby adopted.

Enacted by the Town of Caledon Council this 26th day of March, 2024.

Annette Groves, Mayor

Kevin Klingenberg, Town Clerk

THE CONSTITUTIONAL STATEMENT

- PART A – THE PREAMBLE - does not constitute part of this amendment.
- PART B – THE AMENDMENT - consisting of the following text and Schedule
“A” constitutes Amendment No. 275 of the
Town of Caledon Official Plan.

AMENDMENT NO. 275

OF THE TOWN OF CALEDON OFFICIAL PLAN

PART A – THE PREAMBLE

Purpose of the Amendment:

The purpose of this Amendment is to amend Schedule “B” Mayfield West Land Use Plan of the Town of Caledon Official Plan by redesignating the lands subject to this Amendment from “Residential Policy Area B” to “Residential Area” allowing for a mix of single detached dwellings.

Location:

The lands subject to this Amendment are municipally described at 12211, 12213, and 12231 Hurontario Street and are legally described as Part of Lot 19, Concession 1, EHS (Chinguacousy) described as Parts 1, 2, 3, 4, and 5 Plan 43R-32579 in the Town of Caledon, in the Regional Municipality of Peel.

Basis:

The basis for this Amendment is contained in Planning Report 2024-0054, as adopted by Council on March 26, 2024. The applicant, Argo Summer Valley Limited has requested an amendment to the Town of Caledon Official Plan to permit residential land uses on the property on order to facilitate the construction of single detached dwellings.

The Town of Caledon Official Plan allows for the establishment of Policy Areas to designate areas within the existing settlement boundary which are proposed for development during the Plan Period, but which may be subject to specific constraints including timing, servicing and other factors. Policy Areas are used to manage the release of land for development consistent with the Principles, Strategic Directions, Goals and Objectives, Population and Employment Forecasts, and Population Allocations of the Official Plan.

The release of the Policy Areas for development must consider such factors as the availability of population allocation, municipal services, road infrastructure, fire and police protection, schools and other community services such as recreation facilities.

An amendment to the Town of Caledon Official Plan is required in order to release the lands for development and shall determine detailed land use designations prior to zoning and other development approvals.

The applicant has submitted various technical studies in support of the Official Plan Amendment. The proposed Amendment redesignates the existing Residential Policy Area B designation to “Residential Area” allowing for a mix of single detached dwellings.

The applications have been circulated to internal departments and external agencies and a public meeting pursuant to the Planning Act was held on February 21, 2023. Planning staff has reviewed this application and is of the opinion that the proposed amendment is consistent with the Provincial Policy Statement and conforms to the policies of the Growth Plan, Region of Peel Official Plan and the objectives of the Official Plan.

PART B – THE AMENDMENT

This part of the document entitled “Part B – The Amendment”, and consisting of the following text constitutes Amendment No. 275 of the Town of Caledon Official Plan.

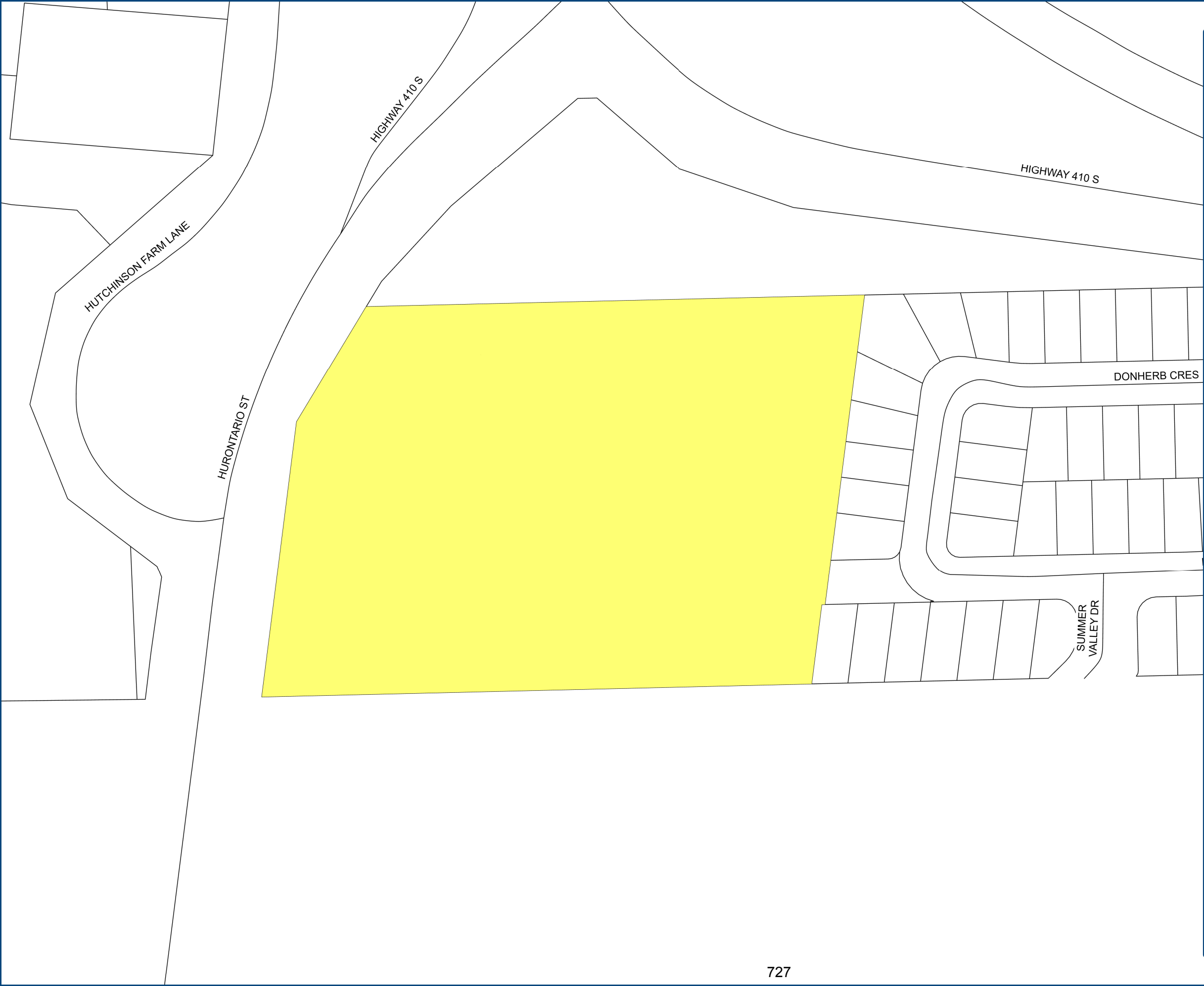
Details of the Amendment:


The Town of Caledon Official Plan is amended as follows:

1. By amending Schedule B, by deleting the “Residential Policy Area B” designation and replacing it with a “Residential Area” designation.

Implementation and Interpretation

The implementation and interpretation of this Amendment shall be in accordance with the policies of the Town of Caledon Official Plan.






TOWN OF CALEDON

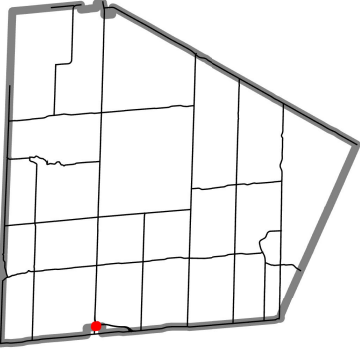
SCHEDULE C


OPA-275

Lands to be redesignated from "Residential Policy Area B" to "Residential Area"




**Town of Caledon;
Regional Municipality of Peel**





0 12.5 25 50 Meters



↑

Date: 3/21/2024

**THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2024-016**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part of Lot 19, Concession 1, East of Hurontario Street (Chinguacousy), Part 5, 43R-32579; Parts 1 and 2, 43R-32579; Parts 3 and 4, 43R-40376, Town of Caledon, Regional Municipality of Peel, municipally known as 12211, 12213 and 12231 Hurontario Street.

WHEREAS Section 34 of the Planning Act, as amended, permits the councils of local municipalities to pass zoning by-laws for prohibiting the use of land or the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law;

AND WHEREAS the Council of The Corporation of the Town of Caledon considers it desirable to pass a zoning by-law to permit the use of Part of Lot 19, Concession 1, East of Hurontario Street (Chinguacousy), Part 5, 43R-32579; Parts 1 and 2, 43R-32579; Parts 3 and 4, 43R-40376, Town of Caledon, Regional Municipality of Peel, for residential use purposes.

NOW THEREFORE the Council of The Corporation of the Town of Caledon enacts that By-law 2006-50 as amended, being the Comprehensive Zoning By-law for the Town of Caledon, shall be and is hereby amended as follows:

1. The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
R1	680	<ul style="list-style-type: none"> - <i>Apartment Accessory</i> - <i>Day Care, Private Home</i> - <i>Dwelling, Detached Home Occupation</i> 	<p><i>Finished Grade</i> For the purposes of this zone, <i>Finished Grade</i>, with reference to a <i>building</i>, shall be calculated using the average elevation of the finished surface of the ground where it meets the exterior of the front of such <i>building</i>, including an attached garage but not including building encroachments.</p> <p><i>Lot Frontage</i> In the case of a <i>corner lot</i>, the <i>lot frontage</i> shall be calculated as if the <i>front</i> and <i>exterior side lot lines</i> were extended to their point of intersection.</p> <p><i>Porch</i> For the purposes of this zone, <i>Porch</i> shall mean a platform with or without foundation or cold cellar, extending from an exterior wall of a <i>building</i> and having at least 50% of one side of the vertical planes forming the perimeter unobstructed in any manner</p>

			<p>except by railings and stairs with access to grade.</p> <p>Access Regulations For the purpose of this <i>zone</i>, Sections 4.3.3 (minimum <i>entrance setback</i>) and 4.3.4 (minimum <i>entrance separation</i>) shall not apply.</p> <p>Accessory Building Location For the purpose of this <i>zone</i>, an <i>accessory building</i> or <i>structure</i> in a <i>rear yard</i> shall be located a minimum of 0.6m from any <i>lot line</i>.</p> <p>Model Homes Notwithstanding 4.24.4 (Model Homes and Temporary Sales Structures), for the purpose of this <i>zone</i>, the maximum number of model homes permitted on lands which have received draft plan of subdivision approval shall not exceed 10% of the total number of <i>dwelling units</i> within the draft-approved plan of subdivision, up to a maximum of 10 model homes.</p> <p>Sight Triangles With respect to any <i>corner lots</i> zoned R1-680 on Schedule 'A', the <i>sight triangle</i> distances shall be as identified on Schedule 'B' of this By-law.</p> <p>Notwithstanding the above, for the purposes of this <i>zone</i>, Section 4.38.2 shall continue to apply to all <i>corner lot sight triangles</i>.</p> <p>Size of Parking Spaces For the purpose of this <i>zone</i>, the minimum size of a <i>parking space</i> shall be 2.75m in width and 5.5m in length.</p> <p>Zone Standards</p> <table><tr><td>Lot Area (minimum)</td><td>N/A</td></tr><tr><td>Lot Frontage (minimum)</td><td></td></tr><tr><td> <i>interior lot.</i></td><td>9.1m</td></tr><tr><td> <i>corner lot.</i></td><td>10.3m</td></tr><tr><td>Front Yard (minimum)</td><td></td></tr><tr><td>to a <i>main building</i>:</td><td>2.5m to a vehicular door</td></tr></table>	Lot Area (minimum)	N/A	Lot Frontage (minimum)		<i>interior lot.</i>	9.1m	<i>corner lot.</i>	10.3m	Front Yard (minimum)		to a <i>main building</i> :	2.5m to a vehicular door
Lot Area (minimum)	N/A														
Lot Frontage (minimum)															
<i>interior lot.</i>	9.1m														
<i>corner lot.</i>	10.3m														
Front Yard (minimum)															
to a <i>main building</i> :	2.5m to a vehicular door														

			<p>of a <i>private garage</i>: 5.5m</p> <p>Interior Side Yard (minimum) one side 0.6m other side 1.2m</p> <p>Exterior Side Yard (minimum) to a <i>main building</i>: 2.0m</p> <p>to a vehicular door of a <i>private garage</i>: 5.5m</p> <p>to a chamfer or rounding on a <i>corner lot</i>: 0.0m</p> <p>Rear Yard (minimum) 5.0 m</p> <p>Backyard Amenity Area (minimum): N/A</p> <p>Building Height (maximum) 12.0 m</p> <p>Building Area (maximum) N/A</p> <p>Landscaped Area (minimum) 30%</p> <p>Permitted Encroachments</p> <p>Notwithstanding the provisions of Section 4.29 (Permitted Encroachments), for the purpose of this zone, the following encroachment provisions shall apply:</p> <p>Bay, Box or Bow Windows with or without foundations shall be permitted to encroach a maximum 1.0m into a required <i>front, exterior side or rear yard</i>.</p> <p>Covered or Uncovered <i>Porch or Balcony</i>, Canopy or Portico shall be permitted to encroach a maximum:</p> <ul style="list-style-type: none"> (i) 2.0m into a required <i>front yard</i>; (ii) 2.5m into a required <i>rear yard</i>; (iii) 1.5m into a required <i>exterior side yard</i>; (iv) 0.6m into a required <i>interior side yard</i>, <p>provided a minimum <i>setback</i> of 0.6m</p>
--	--	--	---

			<p>is maintained to an <i>interior side lot line</i>.</p> <p>Covered or Uncovered Steps or Stairs, Ramp or Barrier-free Access Feature not associated with a <i>Deck</i> shall be permitted to encroach a maximum:</p> <ul style="list-style-type: none"> (i) 2.0m into a required <i>front</i> or <i>rear yard</i> (ii) 2.0m into a required <i>exterior side yard</i> <p><i>Deck</i> \geq 0.75m in height shall be permitted to encroach a maximum 3.0m inclusive of any stairs, ramp or barrier-free access feature into a required <i>rear yard</i>.</p> <p><i>Deck</i> $<$ 0.75m in height shall be permitted to encroach a maximum 0.6m into any required <i>yard</i>, provided that a minimum <i>setback</i> of 0.6m is maintained to the <i>lot line</i>.</p> <p>Eaves, Sills, Cornices, Parapets, or other similar Ornamental Architectural features shall be permitted to encroach a maximum 0.6m extending from:</p> <ul style="list-style-type: none"> a) a <i>main building wall</i>; b) a bay, box or bow window; or c) a covered or uncovered <i>porch</i> or <i>balcony</i> into a required <i>yard</i>, provided that: <ul style="list-style-type: none"> i) a minimum setback of 0.6m is maintained to a <i>lot line</i>; and ii) in the case of eaves, a minimum setback of 0.2m is maintained to an <i>interior side lot line</i> <p>Steps or Stairs, Ramp, Barrier-free access feature and <i>Deck</i> in a <i>private garage</i> shall be permitted to encroach a maximum of 0.5m into a required <i>parking space</i>.</p>
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Zone Prefix	Exception Number	Permitted Uses	Special Standards
R1	681	<ul style="list-style-type: none"> - <i>Apartment Accessory</i> - <i>Day Care, Private Home</i> - <i>Dwelling, Detached</i> - <i>Home Occupation</i> 	<p>Finished Grade For the purposes of this zone, <i>Finished Grade</i>, with reference to a <i>building</i>, shall be calculated using the average elevation of the finished surface of the ground where it meets the exterior of the front of such <i>building</i>, including an attached garage but not including building encroachments.</p> <p>Lot Frontage In the case of a <i>corner lot</i>, the <i>lot frontage</i> shall be calculated as if the <i>front</i> and <i>exterior side lot lines</i> were extended to their point of intersection.</p> <p>Porch For the purposes of this zone, <i>Porch</i> shall mean a platform with or without foundation or cold cellar, extending from an exterior wall of a <i>building</i> and having at least 50% of one side of the vertical planes forming the perimeter unobstructed in any manner except by railings and stairs with access to grade.</p> <p>Access Regulations For the purpose of this zone, Sections 4.3.3 (minimum <i>entrance setback</i>) and 4.3.4 (minimum <i>entrance separation</i>) shall not apply.</p> <p>Accessory Building Location For the purpose of this zone, an <i>accessory building</i> or <i>structure</i> in a <i>rear yard</i> shall be located a minimum of 7.0m from the <i>rear lot line</i> and 0.6m from a <i>side lot line</i>.</p> <p>Model Homes Notwithstanding 4.24.4 (Model Homes and Temporary Sales Structures), for the purpose of this zone, the maximum number of model homes permitted on lands which have received draft plan of subdivision approval shall not exceed 10% of the total number of <i>dwelling units</i> within the draft- approved plan of subdivision, up to a maximum of 10 model homes.</p> <p>Size of Parking Spaces For the purpose of this zone, the minimum size</p>

			<p>of a <i>parking space</i> shall be 2.75m in width and 5.5m in length.</p> <p>Zone Standards</p> <p><i>Lot Area</i> (minimum) N/A</p> <p><i>Lot Frontage</i> (minimum)</p> <p><i>interior lot:</i> 9.1m</p> <p><i>corner lot:</i> 10.3m</p> <p><i>Front Yard</i> (minimum)</p> <p>to a <i>main building</i>: 2.5m</p> <p>to a vehicular door of a <i>private garage</i>: 5.5m</p> <p><i>Interior Side Yard</i> (minimum)</p> <p>one side 0.6m</p> <p>other side 1.2m</p> <p><i>Exterior Side Yard</i> (minimum)</p> <p>to a <i>main building</i>: 2.0m</p> <p>to a vehicular door of a <i>private garage</i>: 5.5m</p> <p><i>Rear Yard</i> (minimum) 6.0 m</p> <p><i>Backyard Amenity Area</i> (minimum): N/A</p> <p><i>Building Height</i> (maximum) 12.0 m</p> <p><i>Building Area</i> (maximum) N/A</p> <p><i>Landscaped Area</i> (minimum) 30%</p> <p>Permitted Encroachments</p> <p>Notwithstanding the provisions of Section 4.29 (Permitted Encroachments), for the purpose of this zone, the following encroachment provisions shall apply:</p> <p>Bay, Box or Bow Windows with or without foundations shall be permitted to encroach a maximum 1.0m into a required <i>front</i> or <i>exterior side yard</i>.</p> <p>Covered or Uncovered <i>Porch</i> or <i>Balcony</i>, Canopy or Portico shall be permitted to encroach a maximum:</p>
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		<p>(i) 2.0m into a required <i>front yard</i>;</p> <p>(ii) 1.0m into a required <i>rear yard</i>;</p> <p>(iii) 1.5m into a required <i>exterior side yard</i>;</p> <p>(iv) 0.6m into a required <i>interior side yard</i>, provided a minimum <i>setback</i> of 0.6m is maintained to an <i>interior side lot line</i>.</p> <p>Covered or Uncovered Steps or Stairs, Ramp or Barrier-free Access Feature not associated with a <i>Deck</i> shall be permitted to encroach a maximum:</p> <p>(i) 2.0 m into a required <i>front yard</i></p> <p>(ii) 1.0 m into a required <i>rear yard</i></p> <p>(iii) 2.0m into a required <i>exterior side yard</i></p> <p><i>Deck</i> ≥ 0.75m in height shall be permitted to encroach a maximum 3.0m inclusive of any stairs, ramp or barrier-free access feature into a required <i>rear yard</i>.</p> <p><i>Deck</i> < 0.75m in height shall be permitted to encroach a maximum 4.7m into a required <i>rear yard</i>, provided that a minimum <i>setback</i> of 0.6m is maintained to the <i>side lot line</i>.</p> <p>Eaves, Sills, Cornices, Parapets, or other similar Ornamental Architectural features shall be permitted to encroach a maximum 0.6m extending from:</p> <p>a) a <i>main building wall</i>;</p> <p>b) a bay, box or bow window; or</p> <p>c) a covered or uncovered <i>porch</i> or <i>balcony</i> into a required <i>yard</i>, provided that:</p> <p>i) a minimum setback of 0.6m is maintained to a <i>lot line</i>; and</p> <p>ii) in the case of eaves, a minimum setback of 0.2m is maintained to an <i>interior side lot line</i></p>
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			Steps or Stairs, Ramp, Barrier-free access feature and <i>Deck</i> in a <i>private garage</i> shall be permitted to encroach a maximum of 0.5m into a required <i>parking space</i> .
R1	682	<ul style="list-style-type: none"> - <i>Apartment Accessory</i> - <i>Day Care, Private Home</i> - <i>Dwelling, Detached</i> - <i>Home Occupation</i> 	<p><i>Finished Grade</i> For the purposes of this <i>zone</i>, <i>Finished Grade</i>, with reference to a <i>building</i>, shall be calculated using the average elevation of the finished surface of the ground where it meets the exterior of the front of such <i>building</i>, including an attached garage but not including building encroachments.</p> <p><i>Lot Frontage</i> In the case of a <i>corner lot</i>, the <i>lot frontage</i> shall be calculated as if the <i>front</i> and <i>exterior side lot lines</i> were extended to their point of intersection.</p> <p><i>Porch</i> For the purposes of this <i>zone</i>, <i>Porch</i> shall mean a platform with or without foundation or cold cellar, extending from an exterior wall of a <i>building</i> and having at least 50% of one side of the vertical planes forming the perimeter unobstructed in any manner except by railings and stairs with access to grade.</p> <p><i>Access Regulations</i> For the purpose of this <i>zone</i>, Sections 4.3.3 (minimum <i>entrance setback</i>) and 4.3.4 (minimum <i>entrance separation</i>) shall not apply.</p> <p><i>Accessory Building Location</i> For the purpose of this <i>zone</i>, an <i>accessory building</i> or <i>structure</i> in a <i>rear yard</i> shall be located a minimum of 8.0m from the <i>rear lot line</i> and 0.6m from a <i>side lot line</i>.</p> <p><i>Model Homes</i> Notwithstanding 4.24.4 (Model Homes and Temporary Sales Structures), for the purpose of this <i>zone</i>, the maximum number of model homes permitted on lands which have received draft plan of subdivision approval shall not exceed 10% of the total number of <i>dwelling units</i> within the draft- approved plan</p>

			<p>of subdivision, up to a maximum of 10 model homes.</p> <p>Size of <i>Parking Spaces</i> For the purpose of this zone, the minimum size of a <i>parking space</i> shall be 2.75m in width and 5.5m in length.</p> <p>Zone Standards</p> <p><i>Lot Area</i> (minimum) N/A</p> <p><i>Lot Frontage</i> (minimum) <i>interior lot:</i> 9.1m <i>corner lot:</i> 10.3m</p> <p><i>Front Yard</i> (minimum) to a <i>main building</i>: 2.5m to a vehicular door of a <i>private garage</i>: 5.5m</p> <p><i>Interior Side Yard</i> (minimum) one side 0.6m other side 1.2m</p> <p><i>Exterior Side Yard</i> (minimum) to a <i>main building</i>: 2.0m to a vehicular door of a <i>private garage</i>: 5.5m</p> <p><i>Rear Yard</i> (minimum) 6.0 m</p> <p><i>Backyard Amenity Area</i> (minimum): N/A</p> <p><i>Building Height</i> (maximum) 12.0 m</p> <p><i>Building Area</i> (maximum) N/A</p> <p><i>Landscaped Area</i> (minimum) 30%</p> <p>Permitted Encroachments</p> <p>Notwithstanding the provisions of Section 4.29 (Permitted Encroachments), for the purpose of this zone, the following encroachment provisions shall apply:</p> <p>Bay, Box or Bow Windows with or without foundations shall be permitted to encroach a</p>
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			<p>maximum 1.0m into a required <i>front</i> or <i>exterior side yard</i></p> <p>Covered or Uncovered <i>Porch</i> or <i>Balcony</i>, Canopy or Portico shall be permitted to encroach a maximum:</p> <ul style="list-style-type: none"> (i) 2.0m into a required <i>front yard</i>; (ii) 1.0m into a required <i>rear yard</i>; (iii) 1.5m into a required <i>exterior side yard</i>; (iv) 0.6m into a required <i>interior side yard</i>, provided a minimum <i>setback</i> of 0.6m is maintained to an <i>interior side lot line</i>. <p>Covered or Uncovered Steps or Stairs, Ramp or Barrier-free Access Feature not associated with a <i>Deck</i> shall be permitted to encroach a maximum:</p> <ul style="list-style-type: none"> (iv) 2.0m into a required <i>front yard</i> (v) 1.0m into a required <i>rear yard</i> (vi) 2.0m into a required <i>exterior side yard</i> <p><i>Deck</i> \geq 0.75m in height shall be permitted to encroach a maximum 3.0m inclusive of any stairs, ramp or barrier-free access feature into a required <i>rear yard</i>.</p> <p><i>Deck</i> $<$ 0.75m in height shall be permitted to encroach a maximum 4.7m into a required <i>rear yard</i>, provided that a minimum <i>setback</i> of 0.6m is maintained to the <i>side lot line</i>.</p> <p>Eaves, Sills, Cornices, Parapets, or other similar Ornamental Architectural features shall be permitted to encroach a maximum 0.6m extending from:</p> <ul style="list-style-type: none"> a) a <i>main building wall</i>; b) a bay, box or bow window; or c) a covered or uncovered <i>porch</i> or <i>balcony</i> into a required <i>yard</i>, provided that:
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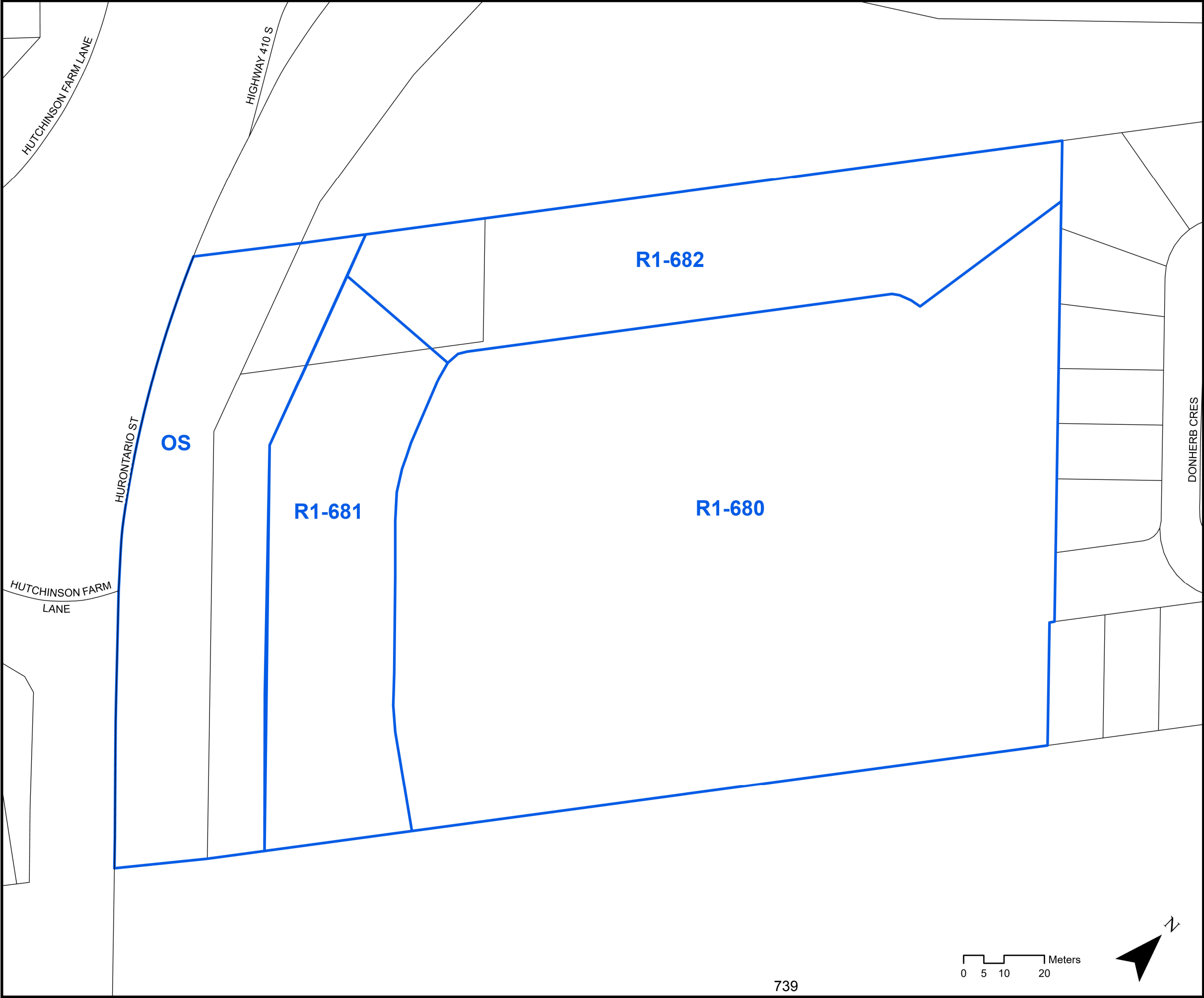
			<p>i) a minimum setback of 0.6m is maintained to a <i>lot line</i>; and</p> <p>ii) in the case of eaves, a minimum setback of 0.2m is maintained to an <i>interior side lot line</i></p> <p>Steps or Stairs, Ramp, Barrier-free access feature and <i>Deck</i> in a <i>private garage</i> shall be permitted to encroach a maximum of 0.5m into a required <i>parking space</i>.</p>
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2. Schedule "A", Zone Map 7 of By-law 2006-50, as amended is further amended for PART OF LOT 19 CONCESSION 1 EAST OF HURONTARIO STREET CHINGUACOUSY, PART 5, 43R32579; PARTS 1 AND 2, 43R32579; PARTS 3 AND 4, 43R40376, Town of Caledon, Regional Municipality of Peel, from Agricultural (A1) and Highway Commercial (CH) to Residential One - Exception 680 (R1-680), Residential One - Exception 681 (R1-681), Residential One - Exception 682 (R1-682) and Open Space (OS) in accordance with Schedule "A" attached hereto.
3. Schedule "B" of this amending By-law, with notations and references shown thereon, is hereby declared to be part of this By-law.

Enacted by the Town of Caledon Council this 26th day of March, 2024.

Annette Groves, Mayor


Kevin Klingenberg, Municipal Clerk



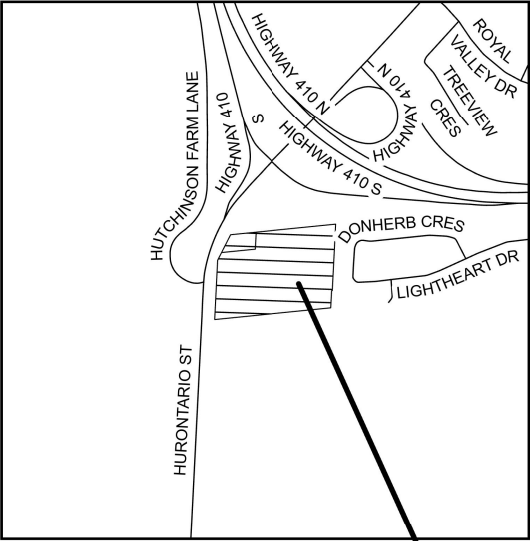
Schedule A
By-law 2024-016

Concession 1 Part Lot 19
East of Hurontario Street
Town of Caledon,
Regional Municipality of Peel

Legend

 Lands to be rezoned to the zones identified on this Schedule

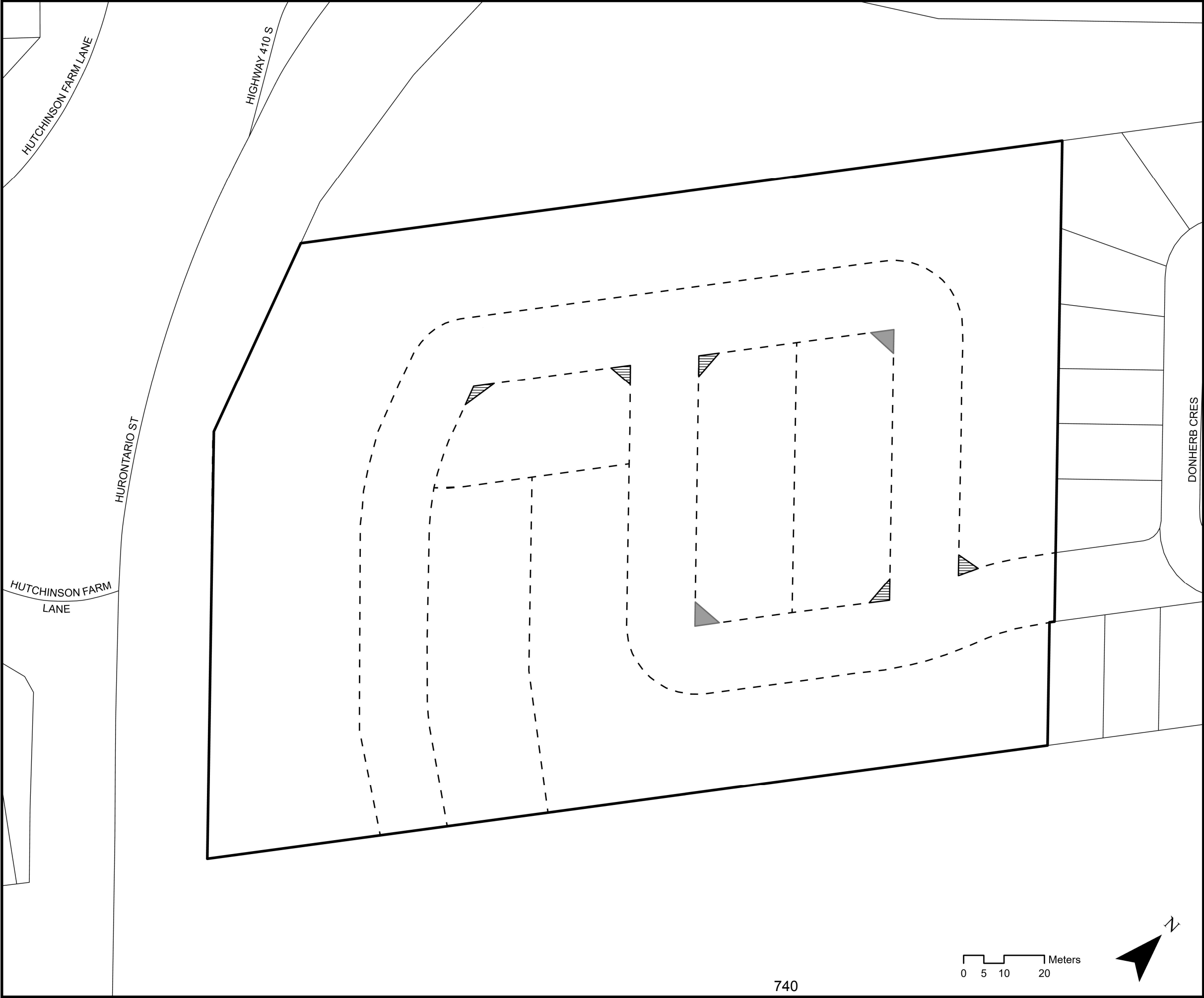
Key Map



Subject Lands

Date: March 21, 2024

File: RZ 2022-0008



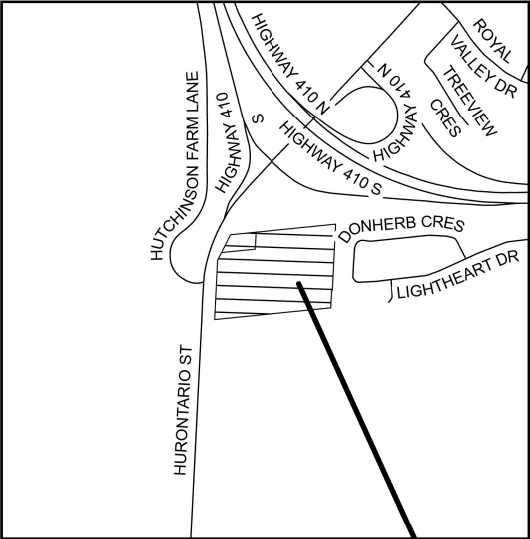
**Schedule B
By-law 2024-016**

Concession 1 Part Lot 19
East of Hurontario Street
Town of Caledon,
Regional Municipality of Peel

Legend

- Denotes 5.0m x 5.0m Sight Triangle
- Denotes 6.0m x 6.0m Sight Triangle

Key Map



Subject Lands

Date: March 21, 2024

File: RZ 2022-0008

0 5 10 20 Meters



THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2024-017

A by-law to amend Procedural By-law 2015-108,
as amended, with respect to the proceedings of
Council and its Committees

WHEREAS the *Municipal Act, 2001*, S.O. 2001, c. 25, section 238 provides that a municipality shall establish a procedure by-law to govern meetings;

WHEREAS The Corporation of the Town of Caledon deems it expedient to amend By-law 2015-108, as amended, to align Council and Committee proceedings with current practices;

NOW THEREFORE the Council of The Corporation of the Town of Caledon ENACTS AS FOLLOWS:

1. Procedural By-law 2015-108, as amended, is hereby further amended by:
 - (1) Amending the Short Title of this by-law to be known as the Town of Caledon Procedure By-law.
 - (2) Deleting and replacing Section 5.5.1 with the following:

5.5.1 a meeting or part of a meeting may be closed to the public if the subject matter being considered is in accordance with the provisions of the *Municipal Act, 2001, as amended*.
 - (3) Deleting and replacing Section 8.2.2 with the following:

8.2.2 Every *Council* and *Committee* meeting shall commence with a land acknowledgment.
 - (4) Deleting and replacing the following Sections within 8.6 Consent Items with the following:

8.6.1 Items of business listed on the *Committee* agenda which would not require debate, does not require a two-thirds *majority* vote to carry, or no *member* has declared a *pecuniary interest* shall be approved collectively as *consent items* prior to proceeding with the items of business requiring debate.

8.6.2 A *member* may make brief comments to *consent items* prior to their consideration for approval collectively by a single *motion*.

8.6.3 A *member* shall inform the *Presiding Officer* of the intent to hold the item for removal as a *consent item* and dealt with as a separate matter if a *member* wishes to debate or amend the recommendation of an item.

8.6.4 Minutes of the previous *meetings* of *Council* and *Committee* shall be *consent items* for consideration and approval unless removed and dealt with as a separate matter by a *member*.

8.6.5 Despite section 8.6.4, minutes of the previous meetings of *Committee* shall be dealt with as a separate matter for consideration and approval where the minutes contain a matter where a *member* has declared a *pecuniary interest*.
 - (5) Amending Section 9.3 to the following:

9.3 The minutes shall be presented to Council at the next meeting for confirmation.
 - (6) Amending Section 10.1 to the following:

10.1 Except as provided elsewhere in this by-law, all motions shall be in writing and shall have a mover and seconder.
2. Subject to the amendments made in this By-law, in all other respects, By-law 2015-108 is hereby confirmed unchanged.

Enactment

This By-law shall come into full force and effect on the day of its passing.

Enacted by the Town of Caledon Council this 26th day of March, 2024.

Annette Groves, Mayor

Kevin Klingenberg, Municipal Clerk

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2024-018

A by-law to amend By-law 2007-128, as amended,
being a by-law to appoint employees of the Town of
Caledon to statutory positions

WHEREAS the Council of The Corporation of the Town of Caledon deems it expedient to amend By-law 2007-128, as amended, being a by-law to appoint employees of the Town of Caledon to statutory positions;

AND WHEREAS by Resolution 2013-460 adopted on the 13th day of August, 2013, the Council of The Corporation of the Town of Caledon deems it expedient to pass such a by-law;

NOW THEREFORE the Council of The Corporation of the Town of Caledon ENACTS AS FOLLOWS:

1. That By-law 2007-128, as amended, be further amended by repealing existing Schedule A , Schedule B and Schedule C and replacing them with Schedule A, Schedule B and Schedule C attached to this by-law.

Enacted by the Town of Caledon Council this 26th day of March, 2024.

Annette Groves, Mayor

Kevin Klingenberg, Municipal Clerk

Schedule A
Statutory Appointments

Amended by By-law 2024-00X, effective March 26th, 2024

Section No.	Statutory or By-law Authority	Position	Name of Appointee/Employee
1.	<i>Emergency Management and Civil Protection Act</i> , R.S.O. 1990, c. E. 9, subsection 2.1 (1)	Emergency Management Program Co-ordinator	PELAYO, Dave
2.	<i>Highway Traffic Act</i> , R.S.O. 1990, c. H 8, subsection 144 (31)	Traffic Control Signal System Approver	OLIA, Arash
3.	<i>Protection of Livestock, Poultry from Dogs Act</i> , R.S.O. 1990, c. L.24, subsection 4(1)	Livestock and Poultry Valuer	ASSALY, Joel BURLEY, Melanie DUGUID, Caitlin EHRLUND, Kristi GOSINE, Shane GUNNESS, Rebecca HUGHES, Lynn HUNJAN, Jagdeep JAGATHESWARAN, Senthuran JESSUP, Matthew KNIGHT, Noreen MOLLOY, Romane PERESSOTTI, Ty PLAHA, Gagandeep RICHARD, Simone SCHMIEDTKE, Brandon THAKKAR, Om WALTON, Daniel WALTON, Terri
4.	<i>Municipal Act</i> , 2001, subsection 228(1)	Clerk	KLINGENBERG, Kevin
5.	<i>Municipal Act</i> , 2001, subsection 228(2)	Deputy Clerk	LAVECCHIA-SMITH, Jordyn
5. (a)	<i>Municipal Act</i> , 2001, subsection 228(2)	Acting Deputy Clerk	LOCKYER, Hannah
6.	<i>Municipal Act</i> , 2001, section 229	Chief Administrative Officer	HYDE, Nathan
7.	<i>Municipal Act</i> , 2001, subsection 286 (1)	Treasurer	HAIRE, Heather
7.(a)	<i>Municipal Act</i> , 2001, subsection 286 (1)	Acting Treasurer	VACANT
8	<i>Municipal Act</i> , 2001, subsection 286 (2)	Deputy Treasurer	CUMMINGS, Robert GANDHI, Paul
8.(a)	<i>Municipal Act</i> , 2001, subsection 286 (2)	Acting Deputy Treasurer	MULLER, September
9.	<i>Municipal Act</i> , 2001 subsection 296(1)	Auditor	Millard, Rouse & Rosebrugh, LLP.
10.	Order in Council 2688/93 as amended by OIC 2038/97 and OIC 267/98	Lottery Licensing Officer	MCLEAN, Catherine ROBERTS, Katie-ray THOMPSON, Diana
11.	<i>Municipal Act</i> , 2001	Business Licensing Officers and Officials	ASSALY, Joel DUGUID, Caitlin EHRLUND, Kristi GOSINE, Shane GUNNESS, Rebecca HUGHES, Lynn HUNJAN, Jagdeep JAGATHESWARAN,

			Senthuran KNIGHT, Noreen MOLLOY, Romane PERESSOTTI, Ty PLAHA, Gagandeep RICHARD, Simone SCHMIEDTKE, Brandon THOMPSON, Diana WALTON, Daniel
12.	Ministry of Transportation	Recognized Authority Official –Recognized Official – Driver Certification Programme	Vacant
		Nominate Signing Authority	PEREIRA, Eddie

Schedule B
Municipal By-law Enforcement Officers and Peace Officers

Amended by By-law 2024-00X, effective March 26th, 2024

Section No.	Statutory Authority	Position	Name of Appointee/Employee
1.	<i>Municipal Act, 2001</i>	Municipal By-law Enforcement Officers and Peace Officers	ASSALY, Joel BOYD, Gillian CHUMO, Jhonathan CRISAN, Monica DE PASQUA, Gaetano DECKER, Andrew DI CRISTOFARO, Pat DERMOTT, Brenda DIBERARDINO, Megan DUGUID, Caitlin EBY, Tayler EHLUND, Kristi FALKANGER, David FAVOT, Rossanna FORFAR, Dave FERREIRA, Ricardo FUSCO, Ryan GILBERT, Scott GOSINE, Shane GUNNESS, Rebecca HAMMOND, Cindy HANNA, Andre HOFFMANN, Samantha HUGHES, Lynn HUNJAN, Jagdeep JAGATHESWARAN, Senthuran JESSUP, Matthew KERR, Hunter KNIGHT, Noreen KOPER, Melina LEBLANC, Melissa MOLLOY, Romane NEBEL, Ludwig OCCHIUTO, Elizabeth PELAYO, Dave PERESSOTTI, Ty PLAHA, Gagandeep RICHARD, Simone ROWLAND, Dan RUSSO, Mike SCHMIEDTKE, Brandon SHAPPERD, Bryn SNELL, Jason STANISCIA, Anthony TSANG, Mandy VALENZANO, Justyn WALENCZYKIEWICZ, Agata WALLACE, Edward WALKER, Dwayne WALTERS, Shawn WALTON, Daniel WATSON, Robert
2.	<i>Municipal Act, 2001 For the purposes of enforcement of Traffic By- law 2015-58, as amended, Region of Peel Traffic By- law 15-2013, as amended and Private Property</i>	Municipal By-law Enforcement Officers, Peace Officers and Provincial Offences Officer	BERRY, Mark BRADY, Peter C. CACCIOLA, Olivia COLE-FITZPATRICK, Zach EHLUND, Kristi HOLMES, Todd LIDSTER, William

Section No.	Statutory Authority	Position	Name of Appointee/Employee
	<i>Parking By-law 2018-1</i>		MAISEY, Trevor ORME, Evan ORR, David RAPONI, Vince RISEBOROUGH, David ROSS, Dean SLATER, Yasmine SLESSOR, Adam VALENZANO, Justyn WALKER, Dwayne YEAGER, Ryan ZELEM, Carter
3.	<i>Municipal Act, 2001 For the purposes of enforcement of Parking on Private Property By-law 2018-1</i>	Officers, Peace Officers and Provincial Offences Officers	ANKIT DILBAG DHALIWAL, Amritpal JAIN KUMAR, Dinesh KAUR, Simranjeet MILAN, Ashan MILAN, Ehsan RAGHUNANDAN SHARMA, Prajesh SINGH, Harminder SINGH, Harpreet SINGH, Jaskaran SINGH, Manmeet SINGH, Paramjeet SINGH SANDHU, Talwinder
4.	<i>Weed Control Act</i>	Inspectors	ASSALY, Joel DUGUID, Caitlin EHLUND, Kristi GOSINE, Shane GUNNESS, Rebecca HUGHES, Lynn HUNJAN, Jagdeep JAGATHESWARAN, Senthuran KNIGHT, Noreen MOLLOY, Romane PERRESSOTTI, Ty PLAHA, Gagandeep RICHARD, Simone SCHMIEDTKE, Brandon WALTON, Daniel

Schedule C
Appointments under the *Building Code Act, 1992*
and *Legislation Act, 2006*

Amended by By-law 2024-00X, effective March 26th, 2024

Section No.	Position	Name of Appointee/Employee
1.	Chief Building Official	HAMMOND, Cindy
2.	Deputy Chief Building Official	TSANG, Mandy
3.	Building Inspectors	CHUMO, Jhonathan CRISAN, Monica DE PASQUA, Gaetano DIBERARDINO, Megan DI CRISTOFARO, Pat EBY, Tayler FALKANGER, David FAVOT, Rossanna FERREIRA, Ricardo FUSCO, Ryan GILBERT, Scott HANNA, Andre HOFFMANN, Samantha KERR, Hunter KOPER, Melina OCCHIUTO, Elizabeth PELAYO, Dave RUSSO, Mike SHAPPERD, Bryn SNELL, Jason STANISCIA, Anthony TSANG, Mandy WALENCZYKIEWICZ, Agata WALLACE, Edward WALTERS, Shawn WATSON, Robert
4.	Property Standards Officers	ASSALY, Joel DUGUID, Caitlin EHLUND, Kristi GOSINE, Shane GUNNESS, Rebecca HUGHES, Lynn HUNJAN, Jagdeep JAGATHESWARAN, Senthuran JESSUP, Matthew KNIGHT, Noreen MOLLOY, Romane PERESSOTTI, Ty RICHARD, Simone SCHMIEDTKE, Brandon WALTON, Daniel

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2024-019

A by-law to establish 2024 Tax Ratios
for prescribed property classes

WHEREAS pursuant to the Regional Municipality of Peel By-law 1-2024, the Regional Municipality of Peel delegated to the Council of each area municipality in Peel the authority to pass a by-law establishing tax ratios,

AND WHEREAS it is necessary for the Council of The Corporation of the Town of Caledon, pursuant to Section 310 of the *Municipal Act, 2001, as amended*, to establish the tax ratios for 2024 for the purposes of the Regional Municipality of Peel and the Corporation of the Town of Caledon,

AND WHEREAS by Resolution 2024-021 Council for the Corporation of the Town of Caledon consented to the enactment of the Regional Municipality of Peel By-Law 1-2024 delegating to Caledon Council the authority to establish tax ratios,

AND WHEREAS the tax ratios determine the relative amount of taxation to be borne by each property class,

AND WHEREAS the property classes have been defined and prescribed by the *Assessment Act* and regulations thereto;

NOW THEREFORE the Council of The Corporation of the Town of Caledon ENACTS AS FOLLOWS:

1. For the taxation year 2024, the tax ratio for property in:
 - (i) The residential property class is 1.000000
 - (ii) The multi-residential property class is 1.722344
 - (iii) The commercial class is 1.347534
 - (iv) The industrial class is 1.591035
 - (v) The pipeline class is 1.009275
 - (vi) The farmland class is 0.170800
 - (vii) The managed forest class is 0.250000
 - (viii) The new multi-residential class is 1.000000
 - (ix) The landfill class is 1.233526
2. For the purpose of this By-law:
 - i. The commercial property class includes all property within the office building, shopping centre and parking lots and vacant land property classes as defined in Ontario Regulation 282/98 as amended;
 - ii. The industrial property class includes all property within the large industrial property class as defined in Ontario Regulation 282/98 as amended.
3. This By-law shall come into force and effect on the day of its passing.

Enacted by the Town of Caledon Council this 26th day of March, 2024.

Annette Groves, Mayor

Kevin Klingenberg, Municipal Clerk

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. BL-2024-020

A by-law to repeal by-law 2014-076 and to adopt an Emergency Management Program and Emergency Plan, pursuant to the *Emergency Management and Civil Protection Act*, R.S.O. 1990, c. E.9 as amended, and Regulations made thereunder.

WHEREAS under section 2.1 of the *Emergency Management and Civil Protection Act*, R.S.O. 1990, c. E.9 as amended, (the "Act") every municipality is required to develop and implement an emergency management program;

AND WHEREAS the Act requires the emergency management program to conform to the standards set by the Solicitor General, and to comprise an emergency management program committee, an emergency management program coordinator, an emergency plan, public education on risks to public safety and on public preparedness, and training programs and exercises for employees of the municipality and other persons with respect to the provision of necessary services and the procedures to be followed in emergency response and recovery efforts;

AND WHEREAS the Act requires every municipality, in developing its emergency management program, to identify and assess the various hazards and risks to public safety and the facilities and other elements of the infrastructure that are at risk of being affected by emergencies, and to conform to standards set by Regulation;

AND WHEREAS under section 3 of the Act, every municipality is required to formulate an emergency plan governing the provision of necessary services during an emergency and the procedures under and the manner in which employees of the municipality and other persons will respond to the emergency;

AND WHEREAS the Act requires every municipality to adopt by by-law its emergency management program and emergency plan and to review and, if necessary, revise the program and plan every year;

AND WHEREAS the Act requires every municipality to submit a copy of its emergency plan and any revisions thereof to the Chief, Emergency Management Ontario;

AND WHEREAS the Act requires that the emergency plan of a municipality be made available to the public for inspection and copying during normal business hours at an office of the municipality;

AND WHEREAS the Act authorizes the head of council to declare that an emergency exists in the municipality or in any part thereof, and to take such action and make such orders as he or she considers necessary and are not contrary to law to implement the emergency plan to protect the property and the health, safety and welfare of the inhabitants of the emergency area;

AND WHEREAS the Act makes provision for one or more members of council of the municipality to be designated to exercise the powers and to perform the duties of the head of council under the Act or the emergency plan during his/her absence or inability to act;

AND WHEREAS the Act provides for the head of council, the council of the municipality or the Premier at any time to declare that an emergency has terminated;

AND WHEREAS the Act authorizes a municipality to exercise a municipal power in response to an order of the Premier or his or her delegate made under section 7.0.3 (2) of the Act without a by-law;

AND WHEREAS the Act authorizes employees of the municipality to take actions under the emergency plan where an emergency exists but has not yet been declared to exist;

AND WHEREAS the Act authorizes a municipality a right of action against any person who caused the emergency for the recovery of such money expended or cost incurred by a municipality in implementation of an emergency plan or in connection with an emergency;

AND WHEREAS the Act authorizes the council of a municipality to make an agreement with the council of any other municipality or with any person for the provision of any personnel, service, equipment or material during an emergency;

AND WHEREAS the Act requires that emergency plan of a lower-tier municipality in an upper tier municipality shall conform to the emergency plan of the upper-tier municipality and has no effect to the extent of any inconsistency;

AND WHEREAS by motion it is deemed expedient that the Council of The Corporation of the Town of Caledon repeal By-law 2014-076, being a by-law to appoint certain individuals as members of the Municipal Emergency Control Group, and to authorize the preparation and maintenance of an emergency plan in accordance with the *Emergency Plans Act*, R.S.O. 1990, c. E.9;

NOW THEREFORE the Council of The Corporation of the Town of Caledon ENACTS AS FOLLOWS:

DEFINITIONS

1. In this by-law,

"Act" means the *Emergency Management and Civil Protection Act*, R.S.O. 1990, c. E.9, as amended.

"Chief Administrative Officer" means the Chief Administrative Officer for The Corporation of the Town of Caledon.

"Commissioner" means the representative in charge of a department and/or group of departments.

"Committee" means the Emergency Management Program Committee of The Corporation of the Town of Caledon.

"Community Emergency Management Coordinator" means the person designated to carry out the role of this position pursuant to the *Emergency Management and Civil Protection Act* and Regulations made thereunder.

"Community Control Group" means the Municipal Emergency Control Group of The Corporation of the Town of Caledon that will direct the Town's response in an emergency, including implementation of the Town's emergency plan.

"Council" means the Council of The Corporation of the Town of Caledon.

"Declaration of Emergency" means a situation where the Head of Council or the Premier of Ontario declares an emergency in accordance with the *Emergency Management and Civil Protection Act*.

"Emergency" means a situation or an impending situation caused that constitutes a danger of major proportions that could result in serious harm to persons or substantial damage to property and that is caused by the forces of nature, a disease or other health risk, an accident or act whether intentional or otherwise.

"Emergency Area" means the area in which an emergency exists.

"Emergency Control Group Manager" means the person designated to co-ordinate the emergency operations of the Control Group.

"Emergency Plan" means a plan formulated pursuant to the Act.

"Head of Council" means the Mayor as defined in the Town's Procedural By-law.

"Mayor" is as defined in the Town's Procedural By-law.

"Program" means an emergency management program established pursuant to the Act that conforms to standards promulgated by the Solicitor General, and in accordance with international best practices, is risk-based and includes the four core components of

emergency management, namely: mitigation/prevention, preparedness, response, and recovery.

"Solicitor General" means the Minister of Community Safety and Correctional Services of the Province of Ontario or any successor minister of the Province of Ontario responsible for emergency planning and response issues.

"Town" means The Corporation of the Town of Caledon.

"Town Area" means the land within the geographic boundaries of the Town of Caledon.

EMERGENCY MANAGEMENT PROGRAM

2. There shall be established an emergency management program for the Town of Caledon to protect public safety, public health, the environment, the critical infrastructure, and property, and to promote economic stability and a disaster-resilient community.
3. The emergency management program shall consist of:
 - (1) identification and assessment of the various hazards and risks to public safety that could give rise to emergencies and identification of the facilities and other elements of the infrastructure that are at risk of being affected by emergencies;
 - (2) an emergency plan governing the provision of necessary services during an emergency and the procedures by which employees of the Town and others will respond to the emergency;
 - (3) public education on the risks to public safety and on public preparedness for emergencies;
 - (4) training programs and exercises to ensure the readiness of employees of the Town and others to act under the emergency plan; and
 - (5) any other elements required by the standards for emergency management programs set by the Solicitor General.

EMERGENCY MANAGEMENT PROGRAM COMMITTEE

4. There shall be established an Emergency Management Program Committee with membership comprised of the persons serving in the capacity of:
 - (1) Chief Administrative Officer (chair);
 - (2) Deputy Fire Chief/Community Emergency Management Program Coordinator;
 - (3) Commissioner of Finance and Chief Financial Officer;
 - (4) Commissioner of Engineering, Public Works and Transportation;
 - (5) Commissioner of Community and Human Services; and,
5. The persons serving in the capacity of or designated representatives of the following agencies, boards, commissions, corporations and organizations, may be invited by the Chair to participate in the Committee, with the consent of the appropriate agency, board, commission, corporation or organization:
 - (1) Senior OPP Official;
 - (2) Peel Regional Emergency Medical Service;
 - (3) Officials or employees of any level of government who are involved in emergency management;

- (4) Representatives of organizations outside government who are involved in emergency management; and
 - (5) Representatives of industries who may be involved in emergency management.
6. The Committee shall provide overall guidance and direction to staff with respect to:
- (1) the strategic direction and priorities for the Emergency Management Program.
 - (2) the formulation and development of the Program and the Emergency Plan for all departments of the Town and agencies and local boards under the jurisdiction of Council.
 - (3) the co-ordination of any procedures for implementation of the emergency plans developed by such departments, agencies, and local boards for the purpose of integration with the Emergency Plan;
 - (4) the conduct of training programs and exercises to ensure the readiness of employees of the Town and other persons to act under the Emergency Plan;
 - (5) the conduct of public education on the risks to public safety and on public preparedness for emergencies;
 - (6) the conduct of an annual review of the Program and Emergency Plan and recommendation for revision to Council;
 - (7) ensuring that the Program and Emergency Plan are provided in accordance with the Act, and other relevant legislation and in accordance with corporate policies as well as national, provincial and industrial guidelines/standards; and
 - (8) ensuring that any and all emergency plans of the Town of Caledon conform to those of the Regional Municipality of Peel.
7. The Committee shall provide advice to the Mayor and Council with respect to:
- (1) the Program and Emergency Plan formulated pursuant to this by-law or any recommendation for revision thereto shall be submitted to Council for consideration and adoption by by-law; and
 - (2) all matters relating to the planning and co-ordination of response to emergencies affecting the Town area, or any part or parts thereof that have involved the Control Group, whether or not an emergency has been declared to exist.
8. The Chief Administrative Officer shall be the chair of the Committee and have the responsibility and authority to direct its operations, co-ordinate its activities and convene its meetings, and shall report on its behalf through Council Workshop to Council pursuant to the requirements of this by-law.
9. The Chief Administrative Officer may delegate to one or more members of the Committee all or part of the authority conferred upon him or her with respect to the Committee.
10. The Committee shall meet at a minimum of once per year.
11. A majority of the members of the Committee is necessary to constitute a quorum.
12. Any member of the Committee may designate another individual to attend meetings of the Committee and any such designate shall have all the powers of the member of the Committee for the purposes of such meetings.
13. Reports of the Committee proceedings are to be recorded and kept in accordance with the Town's records management practices.

14. The Committee may, as it deems necessary, establish ad hoc committees and working groups of its members and/or of citizens at large to deal with any special study or assignment coming within its jurisdiction. Such ad hoc committees shall deal only with the matter of question that is referred to it for consideration and shall be disbanded upon completion of the assignment.
15. The Committee may add any risk specific support plans to the Emergency Plan, as deemed to be required. These plans shall be coordinated with all appropriate stakeholders and issued under the authority of the Chief Administrative Officer.

COMMUNITY EMERGENCY MANAGEMENT PROGRAM COORDINATOR

16. The person serving in the capacity of Deputy Chief, Training and Emergency Management of Caledon Fire and Emergency Services is hereby designated the Community Emergency Management Program Coordinator (CEMC) for the Town of Caledon.
17. The Program Committee shall designate two additional members of staff to be alternate CEMCs, trained and qualified to assume the powers and duties of the CEMC during the absence of the CEMC or during his or her inability to act.
18. The CEMC shall be responsible for the development, implementation, and maintenance of the Town of Caledon's emergency management program in accordance with the Act and any regulations passed thereunder.
19. The duties of the Community Emergency Management Coordinator shall include:
 - (1) coordinating the development, implementation, maintenance and review of the Emergency Management Program and Emergency Plan, including the development of supporting plans;
 - (2) coordinating the effective preparedness, response and recovery to emergencies in the Town of Caledon, including participation in training required under the Act;
 - (3) coordinating the Emergency Plan of the Town as necessary with agencies carrying out operations locally;
 - (4) developing and conducting emergency management training and exercise programs for Town of Caledon employees and such other persons, agencies and authorities as may agree to participate to ensure readiness to act under the Emergency Plan;
 - (5) developing and implementing public awareness and education programs;
 - (6) ensuring, in accordance with the Act, that the Chief, Emergency Management Ontario has at all times the most current version of the Emergency Plan and amendments;
 - (7) providing advice and information during an emergency to the Emergency Control Group and carrying out other duties as may be assigned by the Emergency Plan; and
 - (8) reporting to the Emergency Management Program Committee on all matters pertaining to the Emergency Management Program and Emergency Plan.

EMERGENCY CONTROL GROUP

20. The Emergency Control Group (ECG) shall direct the Town's response during an emergency.
21. Members of the Group are the individuals serving the capacity of:
 - (1) Chief Administrative Officer (ECG Manager);
 - (2) Town Clerk;
 - (3) Alternate ECG Manager;

- (4) Deputy Fire Chief/Community Emergency Management Program Coordinator (CEMC);
 - (5) Health and Safety Officer
 - (6) Commissioner of Finance
 - (7) Manager of Communications (Emergency Information Officer); and
 - (8) any other employees as the ECG Manager deems appropriate to the current emergency.
22. The persons serving in the capacity of or designated as representatives of the following agencies, boards, commissions, corporations and organizations, may be invited by the Chair to participate in the Committee, with the consent of the appropriate agency, board, commission, corporation or organization:
- (1) Senior OPP Official;
 - (2) Peel Regional Medical Service;
 - (3) Region of Peel Medical Officer of Health;
 - (4) Region of Peel Commissioner of Social Services; and
 - (5) any other persons as the ECG Manager deems appropriate to the current emergency.
23. The Chief Administrative Officer shall be the Emergency Control Group Manager, with the responsibility and authority to co-ordinate its activities, authorize any extraordinary expenditures, as may be required, and convene and chair its meetings.
24. The Deputy CAO shall be the alternate Emergency Control Group Manager.
25. The person serving in the capacity of Manager of Communications is hereby designated the Emergency Information Officer for the Town of Caledon for the purposes of the Act.
26. The Emergency Information Officer shall advise the Emergency Control Group on matters pertaining to public information, public affairs, and media relations, and shall provide information and updates to the media and the public.
27. Any member of the Control Group may designate another individual to act in his or her stead as a member of the Control Group.
28. In the event of an emergency, whether or not declared under this by-law or under the Act, the Control Group is authorized to:
- (1) initiate, co-ordinate, direct and otherwise bring about the implementation of a plan formulated pursuant to this by-law;
 - (2) expend funds required to obtain and distribute emergency materials, equipment and supplies, notwithstanding the requirements of any by-law governing the commitment of funds and the payment of accounts; and
 - (3) obtain volunteer support from public agencies and other persons as considered necessary and to indemnify such agencies, their personnel, and other persons engaged in work that resulting has been authorized pursuant to this by-law or any other law, from liability for any acts or omissions from any actions taken pursuant to this by-law or any other law.
29. The Chief Administrative Officer shall ensure that the Mayor and Council are kept informed of the progress of the Town's response.

DECLARATION OF EMERGENCY

30. The Head of Council, may, in accordance with the provisions of the Act, declare that an emergency exists in the Town area or in any part thereof and may take such action, including authorizing extraordinary expenditures, and make such orders as he or she considers reasonable and necessary and not contrary to law to declare in effect and implement the Emergency Plan and to protect property and the health, safety and welfare of the inhabitants of the emergency area.
31. The Head of Council shall ensure that the Solicitor General, the Members of Council and the Region of Peel are notified forthwith of a declaration made pursuant to this by-law.
32. The Head of Council shall call a special meeting of Council within 72 hours of the declaration that an emergency exists in the Town area or in any part thereof, or as

soon thereafter as practicable for the purpose of providing information about the emergency, unless the emergency has been terminated prior to that time.

33. The Head of Council or Council may declare the termination of an emergency at any time and the Head of Council shall ensure that the Solicitor General and the Members of Council and the Region of Peel are notified forthwith of such declaration.

34. A declaration made under this by-law shall contain:

- (1) a statement of the circumstances which caused it to be made; and
- (2) a designation of the part or parts of the Town area to which the declaration applies.

EMERGENCY PLAN

35. Schedule A, attached hereto, the Town of Caledon "Community Emergency Response Plan", also known as the "Emergency Plan" is hereby adopted. The Emergency Plan shall govern the provision of necessary services during an emergency and the procedures under, and the manner in which employees of the Town will respond.

36. The Emergency Plan and support plans shall be updated as required and the CEMC is authorized to promulgate, without prior reference to the Council, such amendments as are of an administrative and non-operational nature and are necessary to maintain the currency of the Emergency Plan.

37. The Emergency Plan, or any amendments to the Plan, shall be filed immediately with the Town Clerk and shall be submitted to the Chief, Emergency Management Ontario as identified in the Act.

38. The Emergency Plan and any risk specific plans shall be made available to the public for inspection and copying at the office of the Town Clerk during ordinary business hours.

39. Employees of the Town are authorized to take such action in accordance with the Emergency Plan as is reasonable and necessary where an emergency exists but has not yet been declared to exist.

40. Employees of local boards, agencies, public utilities and all other persons participating in the implementation of a plan during a declaration of emergency under the direction of the Control Group or of municipal employees acting thereunder shall, for the purposes of the Act, be deemed to be employees of the Town to the extent to which Council is authorized to do so.

41. In the event of any dispute with respect to the contents of the Emergency Plan, the information contained in the Emergency Plan held by the Town Clerk shall be deemed to be correct.

REPEAL OF BY-LAW 2014-076

42. By-law 2014-076, being a by-law to establish an Emergency Measures Plan and Program, to appoint a Municipal Emergency Services Coordinator is hereby repealed.

VALIDITY

43. In the event any Provision, or portion thereof, of this by-law (including all schedules) is found by a court of competent jurisdiction, to be ultra vires, such provision or part thereof shall be deemed to be severed and the remaining portion of such provisions and all other provisions of this by-law (including all schedules) shall remain in full force and effect.

44. This by-law may be referred to as the "EMERGENCY MANAGEMENT BY-LAW".

FORCE AND EFFECT

45. This by-law shall come into force and effect immediately upon the final passing thereof.

Enactment

This By-law shall come into full force and effect on the day of its passing.

Enacted by the Town of Caledon Council this 26th day of March, 2024.

Annette Groves, Mayor

Kevin Klingenberg, Municipal Clerk



COMMUNITY EMERGENCY RESPONSE PLAN



January 30, 2024

Version 6.2



**IF RESPONDING TO AN EMERGENCY,
FOLLOW THE PROCEDURES FOUND IN THE
APPENDICES OF THIS PLAN. APPENDICES ARE
AVAILABLE UNDER SEPARATE COVER.**

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Documentation Management and Control

Document History

The below table should be updated by the Plan Owner during Plan maintenance.

Document Title	Town of Caledon – Community Emergency Response Plan
Plan Owner	Dave Pelayo, Fire Chief
Primary Users	Caledon Emergency Management Coordinators, CEMC's, Section Chiefs and Emergency Control Group Members
Effective as of	December 7, 2023

Version History

Indicate the authors of the Plan and the dates that the various changes were completed. All changes to this plan should be approved as per the maintenance program.

Version	Date	Changed By	Nature of Amendment	Approval
5.0	January 11, 2018	G. Boyd	Safety Officer In Charts	
6.0	March 1, 2022	MNP	General Update	
6.0	June 16, 2023	S. Hoffmann	General Update	
6.2	December 7, 2023	S. Hoffmann	General Update	

Document Control Distribution List

Distribution of the Plan Appendices is controlled due to the confidential nature of the content. The Document Control Distribution List will identify all individuals that have been given a copy of the Community Emergency Response Plan Appendices. Each individual should keep one current copy of this document in their office and another in their home in a readily accessible, but secure location.

Letter from the CAO



December 7, 2023

The Town of Caledon strives to maintain the health and safety of the community. Every effort is made to avoid and prevent the occurrences of critical incidents or emergencies.

The Town regularly responds to situations requiring First Responders; however, some situations may escalate beyond the scope of normal operations. These situations require the use of a Community Emergency Response Plan that is flexible and adaptable to any incident or emergency situation.

The Community Emergency Response Plan ("CERP") reflects our commitment to the health and safety of our community and the mitigation of loss or damage to Town facilities and environment. The CERP establishes a streamlined and clearly defined response procedure to assist the Town's response to incidents and emergencies. This plan assists in preparing for, responding to, and recovering from incidents or emergencies.

Acknowledging our relationships with the Region of Peel and Province of Ontario, our plan has been designed by integrating guidelines from the Incident Management System (IMS) Doctrine for Ontario into Caledon's existing response structure. Development of the plan involved consultations with many different stakeholders including Dufferin County, the Region of Peel, as well as the Town of Caledon's senior staff. The CERP has been developed in conjunction with risk and hazard assessments that have identified and prioritized potential emergency scenarios. Development of this plan has been completed with the support of Town Council.

In compliance with Ontario regulation, this CERP has been developed to meet the provincial standards for emergency management programming. The CERP follows the guidelines set out by Ontario's Office of Emergency Management's Provincial Emergency Response Plan and is in compliance with Caledon's Emergency Management By-law.

Sincerely,

Nathan Hyde
Chief Administrative Officer (CAO)
Town of Caledon

Introduction

Background

The Corporation of the Town of Caledon, herein after referred to as the Town or Caledon, strives to maintain the health and safety of the Town's community. Every effort is made to avoid and prevent the occurrences of emergencies or critical incidents. Proper planning will ensure a timely and appropriate response to emergencies and critical incidents in compliance with applicable laws and industry standards. The Town regularly responds to situations requiring Police, Fire, Ambulance and Public Works services; however, some situations may escalate beyond the scope of normal operations. These situations require the use of a Community Emergency Response Plan that is flexible and adaptable to any emergency situation.

The Community Emergency Response Plan, herein after referred to as the CERP, is a tool to assist Emergency personnel and staff designated to provide response to emergencies. The CERP recognizes prevention, mitigation, preparedness, and recovery as proactive components that are critical elements in emergency response. The CERP reflects the Town's commitment to the health and safety of all members of the Caledon community.

In order to comply with Ontario Regulation 380/04 this CERP meets the standards for emergency management programming. Further, the CERP is in compliance with The Corporation of the Town of Caledon Emergency Management By Law. No. BL-2014-076 [Appendix 3L](#). This CERP has been designed by integrating guidelines from the Incident Management System (IMS) Doctrine for Ontario into Caledon's existing response structure. This plan follows the guidelines set out by Ontario's Office of Emergency Management's Provincial Emergency Response Plan¹ and with the Emergency Management By Law. Where there is a discrepancy, the By Law will be followed until such time that it can be amended.

Definitions

Emergency

As defined by Ontario's Emergency Management and Civil Protection Act, an emergency is:

"A situation or an impending situation caused by forces of nature, an accident, an intentional act or otherwise that constitutes a danger of major proportions to life or property."²

These situations, by their nature or magnitude, can threaten public safety, public health, property and critical business operations. The Town of Caledon supports response efforts led by the Town's First Responders (Police, Fire and Ambulance).

Incident

An incident is a distinct event or occurrence that may lead to more serious consequences. Not all incidents will escalate into an emergency situation. The Community Emergency Response Plan

¹ EMO Ontario – Provincial Emergency Response Plan

https://www.emergencymanagementontario.ca/english/emcommunity/response_resources/plans/provincial_emergency_response_plan.html

²Emergency Management and Civil Protection Act:

http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90e09_e.htm

Town of Caledon CERP

(CERP) may be activated (partially or fully) to respond to incidents. All incidents will be assessed to determine whether or not they have escalated to an emergency and require further action.

Incident Management System (IMS)

The Emergency Control Group (ECG) is based on the Incident Management System (IMS). IMS is a standardized approach to emergency management that is designed to enable effective, efficient incident management by integrating a combination of staff, facilities, equipment, procedures and communications within a common organizational structure. This system is used by the Region of Peel, Province of Ontario and Ontario's first responders. The Town of Caledon has adopted the IMS structure because it allows for a common, organized response to incidents regardless of cause, size or complexity.

The IMS structure is modular, meaning that individual elements can function independently and can be activated as required. The structure builds from the top down, wherein responsibility and accountability are held by the Command Section of the Emergency Control Group (ECG). The Command Section is led by the ECG Manager or the Community Emergency Management Coordinator (CEMC). Within the Emergency Control Group there are four other sections that provide support to the Command Section, and they are:

- Planning
- Operations
- Logistics
- Finance & Risk Management

Purpose

The purpose of the CERP is to provide guidance, direction and support to the ECG during a response to an emergency or critical incident.

Scope

The plan applies to all departments in the Town of Caledon, not only those tasked to provide response assistance in an emergency situation. All departments shall bear some responsibility for continuity, recovery and response support of their operations following a critical incident or emergency.

In the planning, development and review of the CERP, the following shall be used:

1. A formal hazard assessment, to determine potential emergency situations
2. Identification of critical infrastructure.
3. Standard Operating Procedures (SOPs) to address; response, evacuation, clean up, mitigation, reporting and recovery.
4. Designated personnel, who shall be trained and shall practice their appropriate responses.

The CERP serves as a guideline, and does not exclude the requirement for sound judgement.

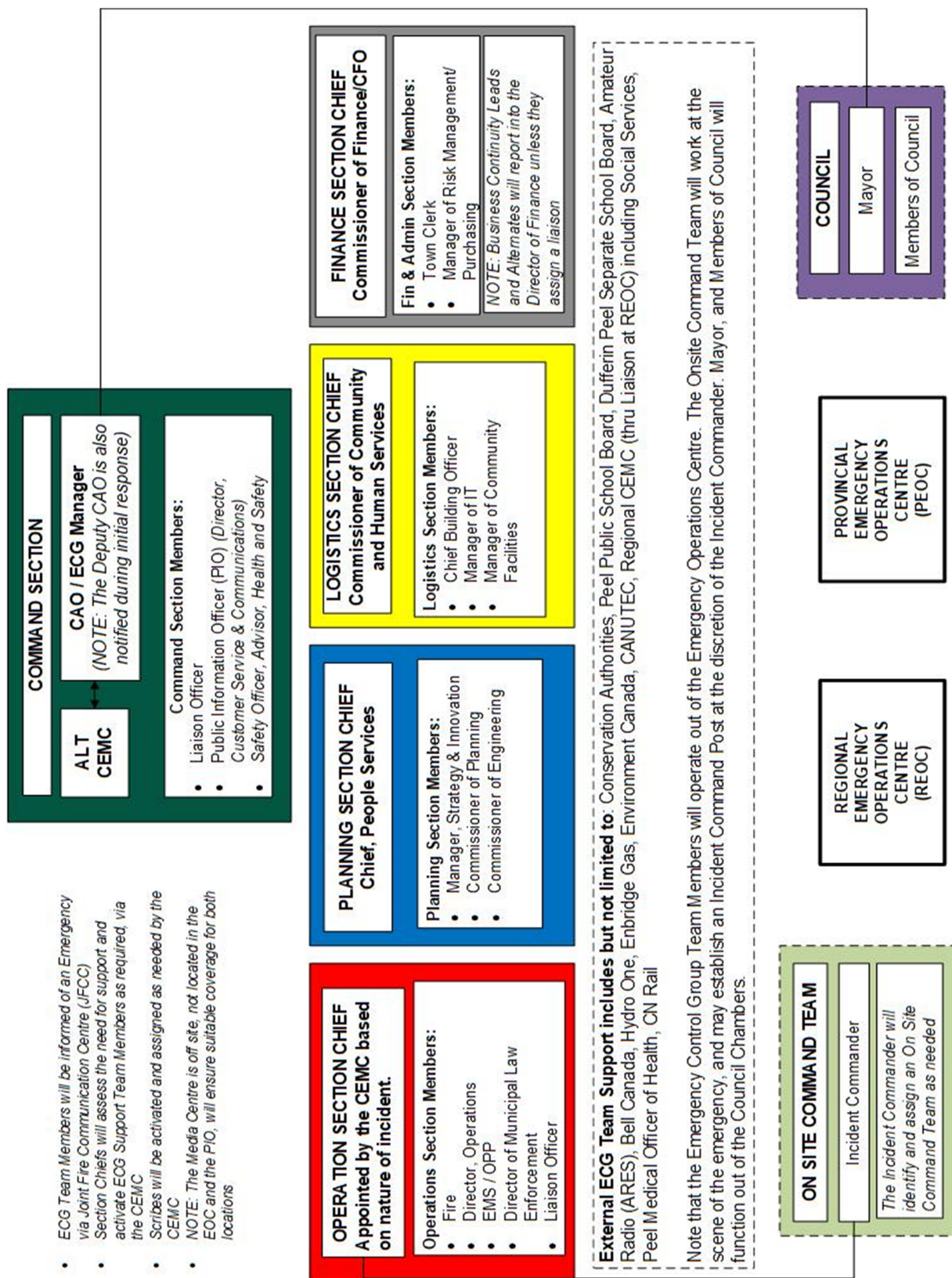
Town of Caledon CERP

The CERP does not include continuity of operations (business continuity) procedures for the Town of Caledon.

Objectives

The objective of the CERP is to ensure that the ECG will be able to effectively and efficiently manage and react to critical incidents or emergencies affecting the Town.

Command Section



Emergency Control Group Structure

Roles and Responsibilities for Response to an Emergency

On Site Command Team

The On Site Command Team is responsible for the overall management of the incident or emergency at the site level, working with First Responders for effective and efficient response. The On Site Command Team is guided by the Incident Commander. At the initial stage of incident response, the first agency on scene will perform the role of Incident Commander. Potential agencies to take on the role as initial Incident Commander may include (but are not limited to) First Responders, EMS, Ontario Provincial Police or Public Works. As the incident evolves and escalates, they would notify the Chief On-call Officer (COCO), who may take on the role of Incident Commander, or alternately, appoint an Incident Commander. The Incident Commander will determine the need for and identify and appoint any necessary support that they and the response require. This may include Site Deputies, Scribes etc.

Where the emergency has response support from other jurisdiction and or agencies external to the Town of Caledon, a unified command may be established, to coordinate the multi-jurisdictional response. In this case the Incident Commander for the Town of Caledon may report into a higher ranking or other jurisdiction Incident Commander to mutually support the response.

Emergency Control Group

The Emergency Control Group (ECG) coordinates the emergency response through communication and direction of required resources. The role of the team is to minimize the impact of the emergency through safeguards of life safety, property and the environment.

The ECG will include a Command Section led by the ECG Manager (CAO or Deputy CAO) or the Community Emergency Management Coordinator (CEMC or Alternate), an Operations Section led by the Operations Section Chief, a Planning Section led by the Planning Section Chief, a Logistics Section led by the Logistics Section Chief, and a Finance and Risk Management Section (F&RM) Section led by the F&RM Section Chief.

Standing members of the ECG are pre identified staff of Town of Caledon, and consist of the ECG Manager, CEMC and Section Chiefs. However, during a response to a large scale emergency the ECG, and at the discretion of the CEMC, may also include additional support from the pre identified ECG Section Team Members. If required, and also at the discretion of the CEMC, the ECG Support Team may be requested to provide support to the ECG. Also as required, there may be support from the following representatives of external agencies, including but not limited to:

- A Senior OPP Official
- A member from Peel Regional Paramedic Services

Town of Caledon CERP

- A Regional CEMC or alternate may coordinate and liaise with other Regional Departments and Programs.
- Representatives from applicable utilities
- Representatives from applicable Social Services

Additional support roles are detailed in the Emergency Response Flow diagram, found in this document.

Further descriptions of roles and detailed checklists for the Section Chiefs which outline the responsibilities for each Section and can be found in [Appendix 2 Emergency Control Group – Response Action Checklists](#) of this Plan.

The ECG will conduct response cycle briefings/meetings which will be led by the CEMC with Section Chiefs providing updates. After the initial response cycle, Section Chiefs will assess the need for Section Member support and activate those additional members as required. However, after the initial response cycle the Section members will be provided ongoing status updates of the response, so that they will be fully apprised of the response, should they be required.

Council

The Members of Council, for the purposes of this document will consist of the Mayor and Council Members.

Upon being notified of a potential Emergency, and after consultation with the ECG Manager / CAO and the CEMC, the Mayor may declare a State of Emergency. Please refer to the section *"Declaration of a State of Emergency"* and [Appendix 3F Declaration of Emergency Form](#). It is important to note that the ECG Team may partially or fully activate and execute a response, without there being a Declared State of Emergency. Additionally, a State of Emergency must be declared within 10 days from the start of the incident to qualify for government financial assistance.

If a State of Emergency is declared Council is required to convene within 72 hours. The Mayor may choose to have Council meet prior to that time, or where the ECG has been activated, in order to receive updates from the ECG Manager, and to provide strategic advice to the ECG to ensure the health and safety of the community. The ECG Manager / CAO will be the point of contact between the Mayor, and Council members and the ECG. Council will convene in council chamber or another location suitable for the emergency, but not in the Emergency Operations Centre.

Emergency Policy Review

The Emergency Management Program Committee (EMPC) will be responsible for reviewing and revising policies as required for emergency response. They may also be responsible for interpreting policies as they affect the response to an incident or emergency.

Town of Caledon CERP

Should an incident or emergency bring about the need for policy change, the EMPC will be convened to review and re-write the policy at time of incident. After the incident of emergency is over, the EMPC will take the necessary steps to formalize the amended policy.

Notification of an Incident

Notification that an incident may or has escalated into an emergency will be communicated to the Chief On-Call Officer (COCO). The notification will be communicated by First Responders, including, but not limited to:

- District Chiefs (reporting fatalities, large loss, multi station issues),
- Public Works (through roads supervisors),
- Public Health,
- Communications (through media monitoring),
- OPP,
- Other Regional Partners, or the
- Provincial EOC (PEOC)

Activation of the Emergency Control Group

The following actions will be taken to activate the ECG:

- The COCO will conduct an assessment and notify CAO and CEMC of incident as an FYI, or make a recommendation of partial activation or full activation of Emergency Control Group.
- Any ECG Member is capable of initiating the activation of the ECG via a staff member who is identified as a CEMC. The level of activation is based on (but not limited to) incident severity, resources, political issues, evacuation and pollution control.
- The CAO will authorize the full or partial activation of the ECG, and also designate a CEMC.
- The CAO will assume the role of ECG Manager, or where the CAO is not available, the Deputy CAO will assume the role of ECG Manager.
- The CAO or Alternate CAO may choose to designate the CEMC to act as ECG Manager depending on the nature and severity of the incident or emergency.

Declaration of a State of Emergency

Authority to Declare

The ECG Manager / CAO will notify the Town of Caledon's Mayor, after consultation with the CEMC, and may make the recommendation to the Mayor to declare that an emergency exists.

The Mayor will make a decision based on the consultation. The declaration of an emergency will assist in protecting the property of the Town and the health, safety, and welfare of the community.

The declaration must be declared anytime between zero hours and 10 days from the incident occurring.

The CEMC must notify the Minister of Community Safety & Correctional Services (CSCS) / Solicitor General of the declaration of an emergency

The *Declaration of Emergency Form* found in [Appendix 3K](#) must be completed by the Mayor and submitted per directions located on the Form.

A State of Emergency will be declared if a situation escalates beyond the scope of normal operations with regards to the following factors:

General and Government:

- Is the situation an extraordinary event requiring extraordinary measures?
- Does the situation pose a danger of major proportions to life or property?
- Does the situation pose a threat to the provision of essential services (e.g., energy, potable water, sewage treatment/containment, supply of goods or medical care)?
- Does the situation threaten social order and the ability to govern?
- Is the event attracting significant media and/or public interest?
- Has there been a declaration of emergency by another level of government?

Legal:

- Might legal action be taken against municipal employees or councillors related to their actions during the current crisis?
- Are volunteers assisting?

Operational:

- Does the situation require a response that exceeds, or threatens to exceed the capabilities of the municipality for either resources or deployment of personnel?
- Does the situation create sufficient strain on the municipal response capability that areas within the municipality may be impacted by a lack of services, thereby further endangering life and property outside areas directly affected by the current crisis?

Town of Caledon CERP

- Is it a consideration that the municipal response may be of such duration that additional personnel and resources may be required to maintain the continuity of operations?
- Does, or might, the situation require provincial support or resources?
- Does, or might, the situation require assistance from the federal government (e.g., military equipment)?
- Does the situation involve a structural collapse?
- Is the situation a large-scale or complex chemical, biological, radiological, or nuclear (CBRN) incident?
- Does the situation require, or have the potential to require the evacuation and/or shelter of people or animals [livestock] from your municipality?
- Will your municipality be receiving evacuees from another community?

Economic and Financial:

- Does the situation pose a large-scale disruption to routine patterns of transportation, or re-routing of large numbers of people and vehicles?
- Is an event likely to have a long term negative impact on a community's economic viability/sustainability, including resulting unemployment, lack of available banking services and restorative measures necessary to re-establish commercial activity?
- Is it possible that a specific person, corporation, or other party has caused the situation?

A full Declaration Checklist can be found in [Appendix 3F](#)

Notification of a State of Emergency

Once a State of Emergency has been declared by the CEMC, and the Minister of CSCS / Solicitor General has been notified, via Emergency Management Ontario, the CEMC will notify the following of the declared State of Emergency:

- All Regional partners including their respective chairs
- Other Council Members
- Provincial Emergency Operations Centre
- Neighbouring municipal offices as required
- The public
- The media

The Role of the Region and Province of Ontario

Section 5 of the *Emergency Management and Civil Protection Act, 2003* states that emergency plans for a municipality within a Region should align to the Emergency Plan of that Region.

Caledon's CERP will support and align itself to the Emergency Plan for the surrounding jurisdictions.

Town of Caledon CERP

Should an incident / emergency exceed the scope of the Town; the Mayor will declare a State of Emergency. The activation of the Provincial Emergency Response Plan (PERP) and Provincial Emergency Operations Centre (PEOC) will override the emergency plans for the Town.

Dependent on the specific emergency or scope of the emergency, assistance may also come from elsewhere within the Province. This includes mutual aid service agreements in place to respond to emergencies. A listing of those agencies can be found in [*Appendix 3J: Reciprocal Agreements / Mutual Aid Agreements*](#).

If a State of Emergency has been declared and the emergency warrants, it is possible that the Town's Emergency Operation Centre (EOC) may collapse into neighbouring EOCs or Provincial Operations Centre (PEOC).

Neighbouring jurisdictions or Provincial assistance to the Town is not dependent on declaration of a State of Emergency, following pre-arranged in place agreements.

Escalation Levels

The level of operational response adopted by the ECG will depend on the severity of the incident or emergency and the appropriate type and level of staffing required to monitor and/or respond.

The following levels are integrated with appropriate communication levels and activities.

Level 1 - Routine Monitoring

Monitoring for potential or actual emergencies will be continual. The Chief On-call Officer (COCO) will monitor incidents that warrant close attention. Incidents at level 1 are manageable and have a relatively low impact on the community. Ward Councilors will be notified of an incident if it occurs in their respective ward. Incidents are manageable through normal operations of local resources. No additional resources are required.

Level 2 - Enhanced Monitoring

At this level, the developing situation will be continually assessed by the COCO. Appropriate audiences will be informed as required including the CAO, standing members of the ECG and Mayor. Incidents at level 2 have a moderate impact on the community.

Level 3 - Activation

The ECG may be fully or partially activated at level 3. Assessments of the current situation will be carried out for initial response by the COCO or CEMC. The ECG team will provide response, and will be appropriately supported to carry out necessary tasks. Appropriate audiences will be notified including the Mayor and ECG Support Team members.

Activation Triggers

The table below provides guidelines for determining emergency levels and subsequently determining whether or not it is advisable to activate the ECG, CERP, EOC and convene Council.

Note:

- These descriptions are merely guidelines; judgement is paramount when determining the Emergency Level of an incident.
- The ECG Section Chiefs and or Section Members can be activated without the activation of the Emergency Operations Centre.
- The ECG can be activated (all or in part) without a declaration of a State of Emergency
- Not all descriptions of incidents need to be present for a level to be declared.
- Past incident levels can be found in [Appendix 3N](#)

Levels	Description	Activation of ECG and/or EOC	External Support
Low	<ul style="list-style-type: none"> • Minor incident; manageable with local resources • Low impact on people / greater community / damage to property • No media attention 	<ul style="list-style-type: none"> • No 	<ul style="list-style-type: none"> • Notify appropriate council members • No notification or activation of other agencies
Moderate	<ul style="list-style-type: none"> • Moderate incident - disruption that requires resources beyond those available locally. • Moderate impact on people / greater community and moderate impact / damage to property • Multiple buildings affected / threatened; impact on large area of town • Some impact with utilities (heat , water, power) • Evacuation and moderate displacement of residents. Medium period of time (7-12 hours) • Local media attention, with possibility of wider media attention • Injury • The incident is a business continuity disruption for the Town. 	<ul style="list-style-type: none"> • Assessment of the incident will be passed from the COCO to the CAO. • Full or Partial activation of the ECG and / or EOC can be authorized by the CAO and activated by the CEMC. • Possible declaration of a State of Emergency is at the discretion of the Mayor based on advice from the ECG Manager and the CEMC. • If declaring a State of Emergency the full ECG and EOC should be activated. 	<ul style="list-style-type: none"> • Notify appropriate council members • Possible activation of Mutual Aid Agreements • Possible declaration of a State of Emergency (i.e. PEOC)

Town of Caledon CERP

Levels	Description	Activation of ECG and/or EOC	External Support
High	<ul style="list-style-type: none"> Major incident that requires extensive resources, support and coordination. High impact on people / greater community and high impact / damage to property Multiple buildings affected / threatened; Normal operations reduced due to strain on resources Suspended utilities (heat, water, power) for extended period of time Widespread evacuation and longer-term displacement of residents Significant coordination required with external recovery agencies (Region of Peel, Red Cross) National Media attention on site The incident is a business continuity disruption for the Town. 	<ul style="list-style-type: none"> Assessment of the incident will be passed from the COCO to the CAO. Activating the ECG and EOC is authorized by the CAO and activated by the CEMC Declaring a State of Emergency is at the discretion of the Mayor based on advice from the ECG Manager and the CEMC. If a State of Emergency is declared full activation of the ECG and EOC will occur. 	<ul style="list-style-type: none"> Province of Ontario (PEOC)

Past Event Levels

Level	Description
Low	<ul style="list-style-type: none"> Minor incident; manageable with local resources Low impact on people / greater community / damage to property No media attention
Actual Events	
<p>Mansion/residential home – Hwy 10, Sept. 2020. Caledon capacity due to available water supply was maximized. Mutual aid potential for station standby's/other fire related emergencies could have been impacted.</p> <p>High windstorms; winter snow and ice storms, including extreme heat and cold, response by first responders including utilities, public alerting for imminent weather. Heating and cooling centres will be established if they meet the pre-determined threshold.</p> <p>Structural fires: annual structural fires include residential homes, garages, workshops, local business, commercial and industrial properties, including vehicle fires. Response capacity with Caledon resources only.</p> <p>Motor vehicle collisions: fatalities and/or injuries; one vehicle and multi vehicles involved, capacity will come from our Caledon's resources; annual motor vehicle collisions utilizing Caledon emergency responders only - fire, police, paramedics, public works for road detours or for Ikey roads sanding purposes on both local and regional roads, being temporarily closed.</p> <p>MVC Hwy 10, truck carrying livestock, pigs, coordinated approach with OPP, Orangeville Fire Department, Ministry of Agriculture.</p> <p>Open air fires: for everyday calls, they are handled by Caledon fire only, no harm to persons, property or environment. Small fires remaining on person's property.</p> <p>Mud Slide: – dominion street (forks of the credit) 2005. First responders and utilities, no threat to the public, no hazard, only clean up.</p>	

Town of Caledon CERP

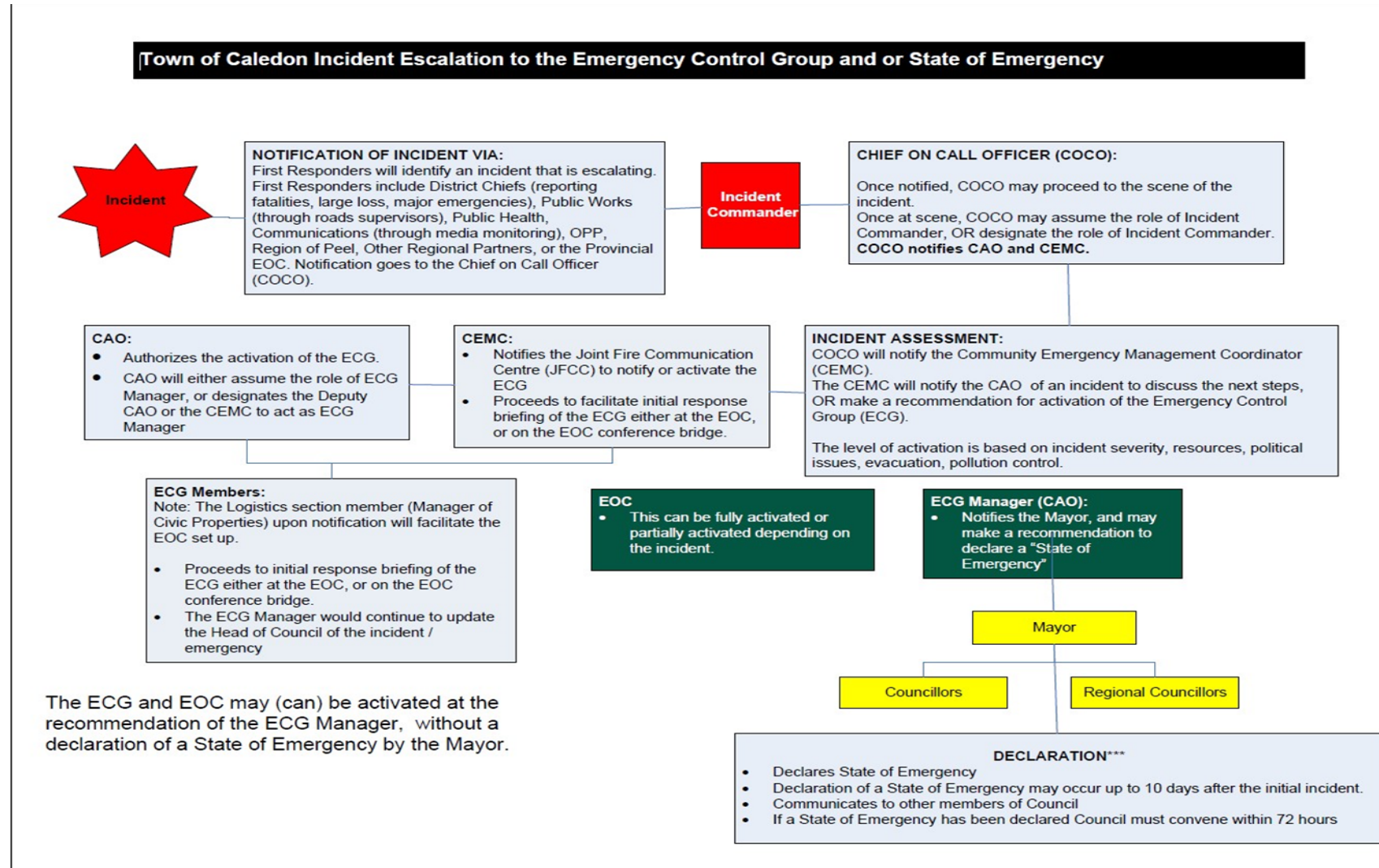
Level	Description
Moderate	<ul style="list-style-type: none"> • Moderate incident - disruption that requires resources beyond those available locally. • Moderate impact on people / greater community and moderate impact / damage to property • Multiple buildings affected / threatened; impact on large area of town • Some impact with utilities (heat , water, power) • Evacuation and moderate displacement of residents. Medium period of time (7-12 hours) • Local media attention, with possibility of wider media attention • Injury • The incident is a business continuity disruption for the Town.
Actual Events	
<p>Overland Flooding: - Terra Cotta, Inglewood and Bolton. Caledon Lakes Wortley Bridge, in 2005 localized flooding to properties located in those vulnerable areas. Individual property damages. Caledon resources only such as Fire and Public Works in consultation with TRCA authorities. Notification of Mutual Aid partners for standby.</p> <p>Train Derailment: January 2004, Castlederg sideroad and Humber Station Road. No fatalities, no injuries, no fires. OPP, CFES, PRPS and CP Police and Emergency Response Team</p> <p>Commercial Propane Transportation rollover on Highway 10, 2007 - resulting in an evacuation of surrounding homes until the transfer of fuel was taken place. Other agencies involve MOE for environmental damage for soil and air quality, MOL and ROP.</p> <p>Commercial Fuel Oil/Gasoline Tanker Rupture – Hwy 9, 2017 – Major fuel release (gasoline) into the environment. Major highway closure – long duration. Long term affect to groundwater/residential wells. MOE/MTO/OPP/ROP/TOC Mutual Aid (BFES drone deployment)</p> <p>Structural (Aircraft Hanger Complex) Fire at the Brampton Airport: Exposure/extension to other hangers had potential to exceed CFES capacity.</p> <p>Caledon Propane Explosion, November 2007 – Proximity to neighbouring business, schools and residential homes, fatalities; location and neighboring properties – vulnerable properties, residential, fertilizing plant, school. Absence of municipal water supply required tanker shuttle comprised of total CFES tanker fleet capacity.</p> <p>Natural Gas/Residential Single-Family Dwelling explosion in Caledon village – size/speed and concussion/blast damage to neighbouring structures; impacted residential neighbourhood versus a rural structure with no neighbouring homes or business nearby.</p> <p>Brush fires – injuries – environmental damage; soil and air quality; the time of year – dry season for example, size and weather plays in part – wind direction and speed of wind – spread quickly to neighbouring property and farms.</p>	

Town of Caledon CERP

Level	Description
High	<ul style="list-style-type: none"> • Major incident that requires extensive resources, support and coordination. • High impact on people / greater community and high impact / damage to property • Multiple buildings affected / threatened; • Normal operations reduced due to strain on resources • Suspended utilities (heat, water, power) for extended period of time • Widespread evacuation and longer-term displacement of residents • Significant coordination required with external recovery agencies (Region of Peel, Red Cross) • National Media attention on site • The incident is a business continuity disruption for the Town.
Actual Events	
<p>Covid 19, 2020 – Global Pandemic</p> <p>Flooding in Bolton, 2018 – injury can include Psychosocial – size and speed of the water rising. Versus the ice jam in open water outside of a residential area</p> <p>Ice Storm – 2003; widespread across Caledon. Some people had power outages extending from 1 – 7 days. Many town departments involved; building, GIS. All utility companies, conservation authorities and peel social services. Resulted in property damages, people displaced and moving to either relatives or temporary accommodations for short term and long-term displacements.</p> <p>Elevator/Roof Fire at the Senior Building – Maple Grove. Resulting in the evacuation of residents to the community centre. Support from the OPP and ROP Social Services.</p> <p>Gas leak in Mono Mills, resulted in an evacuation of the surrounding homes. Owners were sheltered at the community centre. External agencies were Region of Peel Spills and social services as well as utility companies.</p>	

Emergency Response Flow

The following diagram details the flow of an incident to an emergency and when / where the teams are activated.



Emergency Control Group Roles

The ECG coordinates the emergency response through communication and direction of required resources. The role of the ECG is to minimize the impact of the emergency through safeguards of life safety, property and the environment.

Detailed checklists which outline the responsibilities for each ECG Section Chief can be found in [Appendix 2](#). Contact information for the ECG can be found in [Appendix 1](#).

Role	Section Chiefs / Command Roles and Alternate	Position/ Title
COCO	Lead	Fire Chief
	Alternate	Deputy Chief
	Alternate	Deputy Chief
	Alternate	Deputy Chief
ECG Manager	Lead	CAO
	Alternate	Acting CAO, as designated by the CAO (<i>Note that the designate is always activated as part of the ECG</i>)
	Scribe	Executive Office Administrator
CEMC	Lead	Fire Chief
	Alternate	Deputy Fire Chief
	Alternate	Deputy Fire Chief
	Alternate	Deputy Fire Chief
Emergency Information Officer (EIO)	Lead	Manager of Communications
	Alternate	Advisor of Communications

Town of Caledon CERP

Liaison Officer	Lead	Deputy Chief
	Alternate	Public Education Officer
Safety Officer	Lead	Advisor, Health and Safety
	Alternate	Member of OHSMC
Operations	Chief	CEMC will acknowledge Fire, Public Works, Police or EMS based on the nature of the incident
	Alternate	Fire & Emergency Services or Operations based on the nature of the incident
	Member	Fire Operations
	Member	Director of Operations
	Member	OPP and/or EMS
Planning	Chief	Chief Human Resources Officer
	Member	Director of Corporate Strategy and Innovation
	Member	Commissioner of Planning
	Member	Commissioner of Engineering
Logistics	Chief	Commissioner of Health and Human Services
	Member	Director of Building Services
Finance & Risk Management	Chief	Commissioner of Corporate Services
	Member	Commissioner of Finance
	Member	Manager / Purchasing and Risk Management

Town of Caledon CERP

On-Site Command Team

The ECG coordinates closely with the On-Site Command Team, whose roles are outlined below. Note that the Incident Commander for the Town may report into a Regional or Provincial Incident Commander should there be a unified response with other jurisdictions.

On-Site Command Team Roles	
Role	Position / Title
Incident Commander	As designated by the COCO / CEMC.
On Site Command Team	<p>The Incident Commander, in consultation with the COCO / CEMC, will identify and assign an On Site Command Team as needed.</p> <p>This Team will report into the Incident Commander, and may also report into an ECG Section Chief if providing on-site representation for that specific Section.</p>

Emergency Operations Centre

The purpose of the Emergency Operations Centre (EOC) is to serve as an established and recognized location for the ECG to coordinate the management of resources, personnel and information during a response. Set up of the EOC can be found in [Appendix 3A](#).

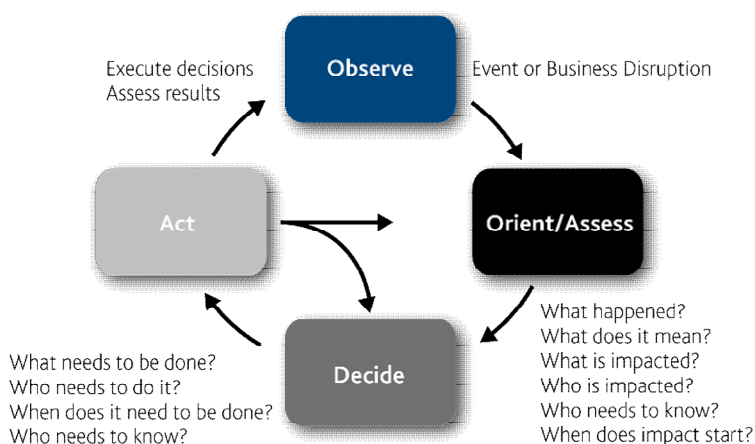
The Response Cycle

The activity occurring within the EOC could easily become chaotic if a clear management cycle is not in place. Accordingly, the Response Cycle is a process with clear timetables, reporting requirements and periods for executing on actions that all participants responding to an emergency must observe.

The response cycle starts with a period of briefing followed by a period of action which in turn leads into another briefing. This is sometimes referred to as a response rhythm. The timing of the response cycle should be modified to meet the needs of the response; however, the selected timing should be between one and eight hours. In alignment with best practices, it is typical for ECG members, specifically Section Chiefs, to brief on the top of the hour. Response teams / work groups external to the ECG, including the On Site Team, will schedule their briefings around the ECG's briefing. All Section Chiefs should receive their briefings from their members or other response teams before presenting their status to the ECG Command at the top of the hour.

A warning should be given to all ECG members/ EOC attendees (specifically the Section Chiefs) ten minutes before the briefing is due to start, this will allow them to update themselves on the activities during the previous hour and prepare themselves for the briefing. The briefing should be limited to a reasonable amount of time to allow for time in the cycle for action (if briefing hourly). The following cycle should occur for the briefing:

- The CEMC will start the briefing by summarizing their understanding of the events of the previous hour.
- The CEMC will then invite the ECG Manager, and each Section Chief in turn to brief on their Sections specific actions, achievements and concerns from the previous hour; this should take no more than 5 minute per person.
- The Scribe(s) will update any appropriate logs and save them by briefing times.



Town of Caledon CERP

- Once every member of the team has briefed, the CEMC will prioritize the required tasks and allocate the actions to the ECG Manager and Section Chiefs.
- The CEMC will then summarize the objectives / operational focus for the next business period. Once this is done the ECG Manager and Section Chiefs will be given the opportunity to clarify their actions to ensure buy-in to the plan.
- The CEMC will clearly announce the time of the next briefing after which the briefing will cease and the ECG members will return to operations.
- Their first activity will be to communicate with their respective ECG Section Support Team members and staff to get an update of their actions / events which occurred during the briefing, to communicate the operational direction and allocate new tasks to them and their teams.

The Response Cycle for all Emergency Levels is the same and follows a continuous rhythm / cycle as shown in the diagram above. If all involved in the response management of an incident / emergency follow this basic process, and have the required supporting documentation, then response briefing will be efficient and effective.

Shifts

In the event of an emergency of a longer duration, the schedule for shifts should be documented. All shifts should be determined based on role being fulfilled (e.g. 6 or 8 hours) with overlaps for briefing and transition between roles.

Termination of a Declared of Emergency

Termination of a State of Emergency may be authorized by the Mayor.

Termination of a State of Emergency will be declared once the following factors have occurred:

- Public safety issues have resolved
- No further need for extraordinary measures
- No further need for WSIB protection of volunteers
- Town/municipality can handle day to day operations
- Funding mechanisms are in place.

The form for termination of a declared emergency can be found in [Appendix 3G](#).

Communications

Internal Communication

Internal communication must be clear and concise, and used over the most efficient medium that the emergency / business disruption allows. The most effective method of contacting people will be dependent upon the nature of the event and will be determined at time of event.

The Corporate Communications department will relay any relevant information to the Town of Caledon staff about the incident, emergency or business disruption.

External Communication

External communication is centralized and handled by the Emergency Information Officer (EIO). The EIO will work with the ECG to ensure strategic messaging is coordinated and in alignment with the goals of the Town.

It is important for all staff to understand the media contact policies and procedures in place to respond to an incident. The Manager of Communications, Corporate Services, acting as EIO, is the single source releasing ALL information including news releases for stakeholders, suppliers, regulators and the general public.

If anyone is asked for a statement, refer the interviewer/requestor to the EIO.

Plan Maintenance and Exercise

The ability to respond under emergency conditions will be assessed and reviewed under non-emergency conditions. The effectiveness of this plan will be tested / exercised on an annual basis. The plan will be tested using emergency exercises of varying duration / complexity to ensure the CERP contents remain appropriate, current and ready to be implemented at any time.

Exercise Objectives could include (but are not limited to):

1. Availability
2. Response Times
3. Flow of Communication
4. Understanding of the Process
5. Staff / Team member training

Scenarios should be developed to ensure the objectives are exercised.

Exercises will simulate emergency incidents that will require activation of this CERP, and the ECG in whole or in part. They will vary in duration and complexity and may include a case study, tabletop exercise using a sample scenario, alerting and notification of the ECG and/or full simulation exercise.

The CERP will be maintained by the Emergency Management Program Committee (EMPC). The Program Committee is made up of the CAO, CFO, Director of Public Works, Director of Community Services and the Fire Chief. The EMPC Program Committee will be responsible for the coordination and implementation of exercises to test components of the CERP. They will be responsible for identifying and ensuring that staff with assigned responsibilities for response attends emergency management training and exercises.

Revisions to this plan shall incorporate recommendations stemming from such exercises.

This plan is considered a living document and will be revised on an ongoing basis to ensure effectiveness. At a minimum the EMPC should lead an annual review (to be in compliance with the Emergency Management By Law), or as significant change occurs.

This plan should also be reviewed post response to incorporate lessons learned and recommendations. A formal incident review process should be followed. A description of a post incident review process can be found in [Appendix 3K: Post Incident Review](#). The facilitation of the post incident review is the responsibility of the designated CEMC, and each ECG member that participated in the response will also be required to attend the review.

Copies of this CERP, excluding all Appendices, will be posted on the Town's website. All ECG members will receive a hard copy of the plan, with the Appendices.

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2024-021

A by-law to Establish and Regulate a Fire Department
and to repeal By-law No. 2022-024

WHEREAS Section 5(0.1) of the Fire Protection and Prevention Act (F.P.P.A.), 1997, S.O. 1997, c. 4 provides that the Council of a municipality may establish, maintain and operate a fire department for all or any part of the municipality;

AND WHEREAS it is deemed expedient to establish, maintain and operate a fire department for the protection and security of the residents of the Town of Caledon;

NOW THEREFORE Council of The Corporation of the Town of Caledon enacts as follows:

Short Title

This by-law shall be known as the Fire Department Establishing, Maintaining and Operating By-law.

Definitions

1. In this by-law,

“Automatic Aid” means any agreement under which a municipality agrees to provide an initial response to fires, rescues and emergencies that may occur in a part of another municipality where a fire department is capable of responding more quickly than any fire department situated in the other municipality; or a municipality agrees to provide a supplemental response to fires, rescues and emergencies that may occur in a part of another municipality where a fire department in the municipality is capable of providing the quickest supplemental response to fires, rescues and emergencies occurring in the part of another municipality;

“CAO” means the Chief Administrative Officer appointed by Council for The Corporation of the Town of Caledon;

“Captain” means an officer appointed by the Fire Chief, in command of an assigned company of Firefighters and/or equipment;

"Chief Fire Prevention Officer" means an Officer appointed by the Fire Chief to provide for fire prevention programs and who is designated as an Assistant to the Fire Marshal under paragraph 11 (1) (c) of the *Fire Protection & Prevention Act, 1997*, S.O. 1997, c. 4 (*"FPPA"*);

“Commissioner” means the representative in charge of a department and/or group of departments;

"Company" means a complement of personnel operating one or more pieces of apparatus under the supervision of an Officer;

"Confined Space" means any space that has limited or restricted means for entry or exit (i.e. tanks, vessels, silos, storage bins, hoppers, vaults, trenches, excavations and pits) and that is not designed for human occupancy;

"Council" means the Council of The Corporation of the Town of Caledon;

"Deputy Fire Chief" means the person or persons appointed by Council to act on behalf of the Fire Chief in the case of an absence or a vacancy in the office of the Fire Chief and who is designated an Assistant to the Fire Marshal;

"District Chief" means an Officer appointed by the Fire Chief or Deputy Fire Chief to provide leadership and management to the day to day operations of a fire station within a district;

"Fire Chief" means the person appointed by Council to act as Fire Chief for the Town in accordance with the requirements of the *Fire Protection & Prevention Act, 1997* (*"FPPA"*);

"Fire Code" means the Fire Code established under Part IV of the *FPPA*;

"Fire Coordinator" means the person appointed by the Fire Marshal, under the authority of the *FPPA*;

"Fire Department" means the Town's Fire & Emergency Services Department;

"Fire Protection Agreement" is a contract between municipalities, other agencies, individuals, or a company that clearly defines the responsibilities, terms, conditions and all other aspects of the fire services purchased, provided and/or required;

"Fire Protection Services" includes fire suppression, fire prevention, fire safety education, communications and support services, training of persons involved in the provision of those services, rescue and emergency services and the delivery of those services;

"Firefighter" means the Fire Chief and any other person employed in, or appointed to the Fire Department and assigned to undertake Fire Protection Services, and includes Officers and technicians;

"Inspector" means the Fire Chief, or a Firefighter designated as an inspector in accordance with Section 19 of the *FPPA*;

"Limited Services" means a variation of services significantly differentiating from the norm as a result of extenuating circumstances, such as environmental factors, obstructions, remote properties, private roadways, lanes and drives;

"Mutual Aid" means a program to provide and/or receive assistance in the case of a major emergency in a municipality, community or area where resources in a municipality, community or area have been depleted, but does not include Automatic Aid;

"Officer" means any Firefighter with the rank of Captain or higher;

"Platoon Chief" means, and Officer appointed by the Fire Chief or Deputy Chief to provide leadership and operational guidance to the day to day operations of fire suppression personnel within the Town.

"Public Educator" means the person assigned to develop, deliver and evaluate public education programs using community risk and needs assessments so that incidents of fire, injuries and loss of life and property are reduced;

"Town" means The Corporation of the Town of Caledon;

"Training Officer" means an Officer appointed by the Fire Chief or Deputy Chief to develop, coordinate, manage, implement and evaluate training programs to ensure safety of all fire department personnel in accordance with national, federal, provincial and municipal standards;

"Volunteer Firefighter" means a Firefighter who provides Fire Protection Services voluntarily or for a nominal consideration, honorarium, training or activity allowance.

General

Establishment

2. The Fire Department for the Town of Caledon and commonly known as Caledon Fire and Emergency Services is hereby established under the direction of the Fire Chief to provide Fire Protection Services and such other approved rescue and emergency services for the Town of Caledon in accordance with Part II of the *FPPA*, and Schedule "A" attached to this by-law.
3. The provisions of this by-law are subject to the *FPPA* and all other applicable legislation and by-laws and to the provisions of any agreement and/or accord between the Town and Firefighters.

Fire Department Structure

4. The Fire Department shall consist of a Fire Chief who is the head of the Fire Department which consists of permanent full time Deputy Fire Chiefs, Chief Fire Prevention Officer, Platoon Chief, Captains, Fire Prevention Inspectors, Public Educator, Training Officers, Firefighters and Administrative Staff. In addition to the full-time staffing complement, there are also positions within the volunteer component which includes, District Chiefs, Assistant District Chiefs, Captains, Fire Training Instructors, and Station Public Education Firefighters. These positions are necessary to perform fire protection services, rescue and emergency services for the municipality in an efficient and effective manner.

5. Further, the provision of Fire Protection Services and other rescue and emergency services to any municipality outside the territorial jurisdiction of the Town of Caledon is permissible through Automatic Aid, Mutual Aid, this by-law or any other agreement between the other municipality and the Town.

Fire Chief Responsibilities and Authority

6. The Fire Chief shall be the head of the Fire Department and shall report to Council as required by the *FPPA*, through the Commissioner of Community & Human Services and be responsible for the proper administration and efficient and effective operation of the Fire Department. This includes delivery of the approved programs and services for the following operational matters:
 - (1) for the care and protection of all property belonging to the Fire Department;
 - (2) for arranging the provision of necessary and proper facilities, apparatus, equipment and supplies for the Fire Department;
 - (3) for determining and establishing, the qualification and criteria for employment or appointment and the duties of all officers, Firefighters and administrative staff of the Fire Department;
 - (4) for the conduct and discipline ranging from reprimand to termination of any officer or member of the Fire Department. The Fire Chief shall report to the Commissioner any terminations;
 - (5) for preparing, or upon approval by Council, coordinating, implementing and maintaining a Fire Master Plan and programs for the Town, and any other such similar plans required by the *FPPA*, and any other such Act or Regulation as may be proclaimed by the Government of Canada or the Government of Ontario;
 - (6) for assisting with any other public official in an emergency declared by the Head of Council, the Premier of Ontario or the Prime Minister of Canada;
 - (7) for reporting to the appropriate Crown Attorney, or other Prosecutor, or Law Enforcement Officer, or other Officer, the facts upon the evidence in any case in which there is reason to believe that a fire has been the result of criminal intent or negligence or in which there is reason to believe an offence has been committed under the *FPPA*;
 - (8) for keeping an accurate record, in convenient form for reference, of all fires, inspections, rescues and other emergencies responded to by the Fire Department in a manner consistent with the applicable records management policies of the Town of Caledon;
 - (9) for keeping such other records as may be required by the Town; and
 - (10) for preparing and presenting the annual business plan and estimates for the Fire Department to Council through the Treasurer and for exercising control over the budget approved by Council for the Fire Department.
7. The Fire Chief shall further take all proper measures for the prevention, control and extinguishment of fires and the protection of life and property and the management of emergencies within the territorial jurisdiction of the Town of Caledon provided that such general orders, policies, procedures, rules, regulations and other measures do not conflict with this by-law or any other by-law of the Town, and shall exercise all powers mandated by the *FPPA*, and without restricting the generality of the foregoing shall be empowered to authorize:
 - (1) pulling down or demolishing any building or structure to prevent the spread of fire;
 - (2) all necessary actions which may include boarding up or barricading of buildings or property to guard against fire or other danger, risk or accident, when unable to contact the property owner; and

- (3) recovery of expenses incurred by such necessary actions for the Town in the manner provided through the Municipal Act, 2001 and the FPPA.
8. The Fire Chief shall be responsible for the enforcement of this by-law and the development and enforcement of all general orders, policies, standard operating guidelines, procedures, and rules and regulations established for the Fire Department and for the enforcement of any other by-laws of the Town respecting the administration and operation of the Fire Department. The Fire Chief shall review periodically those documents and may, for this purpose, establish advisory committees consisting of Officers and other persons (including members of the general public) as the Fire Chief may determine necessary from time to time to assist him in the discharge of this duty.
 9. The Fire Chief shall periodically review, revise or terminate as required, general orders, standing orders, policies, procedures and rules of the Fire Department.
 10. The Fire Chief shall recommend to Council such amendments to by-laws relating to the Fire Department from time to time as the Fire Chief considers appropriate.
 11. The Fire Chief shall have all powers, rights and duties assigned to a Fire Chief under the *FPPA* including, without limitation, the authority to enforce compliance with the Fire Code.
 12. The Fire Chief shall provide liaison with any association or union representing members of the Fire Department.
 13. The Fire Chief shall provide liaison with the Office of the Fire Marshal of Ontario and any other office or organization as required by Council or as considered necessary or advisable by the Fire Chief for the proper administration and efficient operation of the Fire Department and the effective management of the Fire Protection Services for the Town.
 14. The Fire Chief may utilize such Officers, members and administrative staff of the Fire Department as the Fire Chief may determine, from time to time, to assist in the performance of his duties.
 15. Where the Fire Chief designates a member to act in the place of themselves or another Officer in the Fire Department, such member, when so acting, has all of the powers and shall perform all of the duties of the Officer replaced.

Deputy Fire Chief

16. Council may appoint one or more Deputy Fire Chiefs. The Deputy Fire Chief shall be the second ranking officer of the Fire Department. When appointed, the Deputy Fire Chief shall be subject to and obey all orders of the Fire Chief and shall perform such duties as are assigned by the Fire Chief, and shall, when the Fire Chief is not available, have the powers and perform the duties of the Fire Chief.

Responsibilities Designated by Fire Chief

17. Fire Suppression, Fire Prevention, Public Education and Life Safety Training and Professional Development functions of the Fire Department are the responsibility of the Fire Chief and are under the direction of the Fire Chief or a member designated by the Fire Chief. Designated members shall report to the Fire Chief on functions and activities under their supervision and shall carry out all orders of the Fire Chief.

Supervision of Personnel

18. The officers, members and other administrative services staff personnel of the Fire Department, while on duty, shall be under the direction and control of the Fire Chief or the next ranking officer.

Authority to Leave Municipal Limits

19. The Fire Department shall not respond to a call with respect to a fire or emergency outside of the limits of the Town of Caledon except with respect to a fire or emergency:
 - (1) that, in the opinion of the Fire Chief or designate of the Fire Chief, threatens property in the Town of Caledon or property situated outside the Town of Caledon that is owned or occupied by the Town;

- (2) in a municipality with which an approved agreement has been entered into to provide fire protection services which may include Automatic Aid;
- (3) on property with which an approved agreement has been entered into with any municipality to provide Fire Protection Services;
- (4) at the discretion of the Fire Chief, to a municipality authorized to participate in any county, district or regional Mutual Aid plan established by a Fire Coordinator appointed by the Ontario Fire Marshal or any other similar reciprocal plan or program; or
- 5) on property beyond the municipal boundary where the Fire Chief or designate determines immediate action is necessary to preserve life or property and the appropriate department is notified to respond and assume command or establish alternative measures, acceptable to the Fire Chief or his designate.

Employment

- 20. The Fire Chief may appoint any qualified person as a Firefighter and as a member of the administrative support staff if the position is authorized by Council and is subject to the approved hiring policies of the Town.
- 21. The hiring of Fire Department personnel, either permanent full time or Volunteer, shall be in accordance with the Town of Caledon, Human Resources Policies and Procedures, the *Employment Standards Act, 2000* and the *F.P.P.A.*
- 22. All recommendations for appointments, promotions and demotions will be reported to the CAO and/or the Commissioner by the Fire Chief.

Fire Suppression

- 23. A Firefighter may enter private property to suppress any fire or other hazardous condition. A Firefighter may pull down or demolish any building or structure when considered necessary to prevent the spread of fire. All services may not be able to be performed at all times due to staffing considerations and availability of specialized expertise.
- 24. The Fire Department may request other appropriate persons or agencies present at a fire to assist in extinguishing fires, pulling down or demolishing buildings or structures to prevent the spread of fire, initiate crowd and traffic control or suppression of fires or other hazardous conditions in other reasonable ways.

Fire Prevention

- 25. The Fire Chief shall delegate to the Deputy Fire Chief and the Chief Fire Prevention Officer, in total or in part, the following duties pertaining to Fire Prevention and Life Safety function:
 - (1) Perform all inspections as per and in compliance with the FPPA, 1997;
 - (2) Respond to complaint request inspections as per the FPPA, 1997;
 - (3) Perform plans examination and Building Code inspections in partnership with the Building Department;
 - (4) Perform inspections and witness fire drills at all vulnerable occupancies as defined by the Ontario Fire Code;
 - (5) Fire Prevention shall be implemented in accordance with the Caledon Fire & Emergency Services Fire Prevention Policy; and
 - (6) Preparation of an annual report and budget of the Fire Prevention function to be submitted to the Fire Chief or designate of the Fire Department.

Public Fire and Life Safety Education

- 26. The Fire Chief is responsible to carry out, delegate in whole or in part, the following duties pertaining to Public Fire and Life Safety Education.
 - (1) Enforcement to and maintenance compliance with *FPPA* which includes but is not limited to:
 - (a) public education,
 - (b) Smoke Alarm Program,
 - (c) Carbon Monoxide (CO) Program,
 - (d) Home Escape Program,
 - (e) distribution of Fire Safety Information,

- (f) inspections as per Fire Prevention Policy,
 - (g) Fire Code Compliance & Enforcement, and
 - (h) maintenance of current Community Risk Assessment.
- (2) Preparation of Annual Report and budget of the Life Safety function to be submitted to the Fire Chief or designate of the Fire Department.

Training and Professional Development

27. The Fire Chief shall delegate to the Deputy Fire Chief and the Training Officers, in whole or in part, conduct, facilitate and participate in training and development at fire stations, training facilities or other approved sites and to maintain clear and concise records of said training and to:
- (1) establish a Fire Department Training Program including but not limited to:
 - (a) training in compliance with NFPA Standards over such services and standards of delivery authorized by the Town;
 - (b) such standards of education, training and testing as adopted in accordance with the Ontario Firefighter Standards from the Professional Standards Setting Body for the Ontario Fire Service as amended from time to time;
 - (c) the introduction of new equipment, technologies and techniques to improve service delivery and Firefighter safety; and
 - (d) the development of personnel for the purposes of enhancing skills, advancement, promotion and ascension planning.
 - (2) ensure all training is in compliance with the *Occupational Health & Safety Act*, R.S.O. 1990, c. O.1 and all other applicable provincial legislation and regulations;
 - (3) approve such materials, Fire Service Standards and other related industry training standards and reference materials that may be used as reference guides for the Fire Department training as approved by the Deputy Fire Chief;
 - (4) prepare an annual report and budget of the Training and Professional Development function to be submitted to the Fire Chief or designate of the Fire Department.

Emergency Dispatching and Communications

28. The Joint Fire Communication Centre (“JFCC”) provides the vital link between the public and the Fire Department in times of emergency. The JFCC operates from a facility mutually agreed upon by all parties covered under the JFCC agreement. The JFCC operates as per the JFCC agreement, between Caledon, Brampton and Mississauga Fire and Emergency Services.

Emergency Management

29. The *Emergency Management and Civil Protection Act*, R.S.O. 1990, c. E.9 (the “Act”) requires each municipality to develop and implement an Emergency Management Program in accordance with the Act and its associated regulations and standards.
30. Emergency Management Programs in Ontario are based on International Standards and recommended practices. The Provincial and Municipal Programs incorporate Four Pillars of Emergency Management set out as follows:
- (1) PREVENTION/MITIGATION: Actions taken to reduce or eliminate the effects of an emergency or disaster.
 - (2) PREPAREDNESS: Actions taken prior to an emergency or disaster to ensure an effective response. These actions include development of an Emergency Response Plan, a business continuity plan, training, exercises, and public awareness and education.
 - (3) RESPONSE: Actions taken to respond to an emergency or disaster.
 - (4) RECOVERY: Actions taken to recover from an emergency or disaster.

31. To achieve annual compliance with the Act, Emergency Management Ontario requires conformation on 15 essential requirements as follows:
- (1) the designation of a Community Emergency Management Coordinator (“CEMC”);
 - (2) that the CEMC and the Alternative Community Emergency Management Coordinator (“ACEMC”) complete the required training;
 - (3) the establishment of a Community Emergency Management Program Committee;
 - (4) a current by-law adopting an Emergency Management program;
 - (5) a current review of Community Risk Profile;
 - (6) an established Emergency Response Plan, and submission to Emergency Management Ontario (“EMO”);
 - (7) that the by-law adopting the Emergency Response Plan is current;
 - (8) designation of an Emergency Operations Centre (“EOC”);
 - (9) Ensure that the EOC has appropriate communications and back up capability;
 - (10) Current review of municipality's Critical Infrastructure;
 - (11) Conduct annual training to the Community Control Group and support staff;
 - (12) Conduct annual Exercise for the Community Control Group;
 - (13) Designate a person to act as the Emergency Information Officer;
 - (14) Provide a Public Education Program; and
 - (15) Conduct annual review of Emergency Management Program.

Fees for Service

- 32.
- (1) The Council will establish certain fees for service(s) as outlined in the Town’s Fees By-law.
 - (2) For purposes of determining the origin, cause, or circumstances of any fire or explosion, if it is deemed necessary by the Fire Chief to retain a private contractor, rent/lease heavy and or specialized equipment, specialized services, and associated persons then those costs may be billed to the property owner and collected by the Town pursuant to the provisions of the *Municipal Act, 2001*.

Conflict

33. Where this by-law conflicts with another by-law of the Town, this by-law shall supersede and prevail over the other by-law to the extent of the conflict.

Repeal

34. That By-law 2022-024 be repealed.

Enactment

This By-law shall come into full force and effect on the day of its passing.

Enacted by the Town of Caledon Council this 26th day of March, 2024.

Annette Groves, Mayor

Kevin Klingenberg, Municipal Clerk

Schedule A

APPROVED DELIVERY OF CORE SERVICES
Caledon Fire & Emergency Service

Core Service: Emergency Response

Number		Service	Provided	Comment
ER	01	Basic firefighting, no expected rescue component	Yes	Exterior fire operations only
ER	02	Structural firefighting, including rescue	Yes	Interior fire operations and rescue
ER	03	Vehicle firefighting	Yes	
ER	04	Grass, brush, forestry firefighting	Yes	
ER	05	Marine firefighting	No	
ER	06	Automatic aid	Yes	
ER	07	Mutual aid	Yes	
ER	08	Tiered medical response	Yes	
ER	09	Awareness level dangerous goods (Haz-Mat)	Yes	
ER	10	Operations level dangerous goods (Haz-Mat)	No	
ER	11	Technician level dangerous goods (Haz-Mat)	No	
ER	12	Vehicle collision response	Yes	
ER	13	Vehicle extrication	Yes	
ER	14	Transportation incidents involving road vehicles, trains, aircraft and watercraft response	Yes	
ER	15	Water and ice rescue, shore based	Yes	
ER	16	Water and ice rescue, water entry	No	
ER	17	Water and ice rescue, boat based	No	
ER	18	Public assistance	Yes	
ER	19	Emergency Medical Service assistance	Yes	
ER	20	Police assistance	Yes	
	21	Public utilities assistance	Yes	
ER	22	Community emergency plan participation	Yes	
ER	23	Urban search and rescue, light	No	
ER	24	Urban search and rescue, heavy	No	

ER	25	High angle rescue	Yes	Specialized crew operations
ER	26	Confined space rescue	No	
ER	27	Farm/ silo rescue	No	
ER	28	Role as Assistant to Fire Marshal regarding fire suppression	Yes	
ER	29	Awareness level trench rescue	Yes	
ER	30	Operations Trench Rescue	No	
ER	31	Technician Level Trench Rescue	No	

*** All services may not be able to be performed at all times due to staffing considerations and availability of specialized expertise.**

Core Service: Fire Preventions & Public Education

Number		Service	Provided	Comment
PE	1	Selection of appropriate programs	Yes	
PE	2	Role of Chief Fire Official	Yes	
PE	3	Role of Assistant to Fire Marshal regarding Fire Prevention	Yes	
PE	4	Input into fire prevention policy development	Yes	Policy is referenced
PE	5	Code development input	Yes	
PE	6	Development of Fire Prevention by-laws	Yes	
PE	7	Interaction with Chief Building Official and Building Department	Yes	
PE	8	Interaction with other government agencies	Yes	
PE	9	Inspection practices, including:		
PE	9a	Complaints inspections	Yes	
PE	9b	Conducting routine inspections as per fire prevention policy	Yes	
PE	9c	Dealing with code compliance issues (mandated)	Yes	
PE	9d	Enforcing municipal by-laws	Yes	
PE	9e	Conducting inspections, preparing reports and issuing written responses to requests	Yes	Conducting request inspections
PE	9f	Issuing burn permits	Yes	
PE	10	Public education practices, including:		
PE	10a	Providing routine education programs as per fire prevention policy	Yes	
PE	10b	Facilitating smoke alarm initiatives	Yes	
PE	10c	Providing access for media	Yes	
PE	10d	Delivery of specialized programs	Yes	
PE	11	Fire investigation practices, including:		
PE	11a	Determining fire origin and cause	Yes	Only Certified members
PE	11b	Assessing code compliance	Yes	Only Certified members
PE	11c	Assessing fire suppression effectiveness	Yes	Only Certified members

PE	11d	Determining compliance with building standards	Yes	Only Certified members
PE	11e	Determining effectiveness of built-in suppression features	Yes	Only Certified members
PE	11f	Interacting with OFM Fire Investigations Services	Yes	Only Certified members
PE	11g	Supporting criminal prosecutions	Yes	Only Certified members
PE	11h	Consulting with police and other agencies	Yes	Only Certified members
PE	11i	Providing forensic services	No	
PE	12	Plans examination and approval practices, including:		
PE	12a	Examining and approving new construction plans	Yes	Only Certified members
PE	12b	Examining and approving renovation plans	Yes	Only Certified members
PE	12c	Reviewing and approving subdivision/ development agreements	Yes	Only Certified members
PE	12d	Reviewing and approving site plans	Yes	In conjunction with Chief Building Official
PE	12e	Providing on-site inspection of approved plans to determine compliance	Yes	In conjunction with Chief Building Official
PE	12f	Issuing occupancy permits	No	
PE	13	Preparation for and appearances in court	Yes	Only Certified members
PE	14	Systems checking, testing and approval	Yes	Only Certified members
PE	15	Compile, analyze and disseminate functional statistics	Yes	Only Certified members
PE	16	Consultation with architects, engineers, planners, contractors and building trades	Yes	Only Certified members

Core Service: Fire Administration

Number		Service	Provided	Comment
FA	1	Planning & growth practices, including:		
FA	1a	Master planning	Yes	
FA	1b	Evaluating programs and services	Yes	
FA	1c	Projecting station locations and reallocations	Yes	
FA	1d	Determining staffing levels and assignments	Yes	
FA	1e	Determining resource levels and assignments, including responses	Yes	
FA	1f	Co-ordinating with other emergency services	Yes	
FA	1g	Co-ordinating development with other community departments	Yes	
FA	1h	Co-ordinating with other Counties/ Districts/ Regions	Yes	
FA	2	Financial & records analysis practices, including:		
FA	2a	Co-ordinating use of information from suppression activities	Yes	
FA	2b	Co-ordinating use of information from fire prevention activities	Yes	
FA	2c	Transitional adjustments for capital stock	Yes	
FA	2d	Input into level of service issues (based upon available funding)	Yes	
FA	2e	Developing, controlling and monitoring budgets	Yes	
FA	2f	Co-ordinating with department divisions	Yes	
FA	2g	Identifying alternative sources of revenue and fees for services	Yes	
FA	2h	Operating	Yes	
FA	2i	Capital	Yes	
FA	2j	Purchasing	Yes	
FA	3	Records management, including:		
FA	3a	Note taking	Yes	
FA	3b	Records retention	Yes	
FA	3c	Freedom of information management	Yes	
FA	4	Human resources practices, including:		

FA	4a	Recruitment, selection & retention	Yes	
FA	4b	Promotion	Yes	
FA	4c	Performance evaluation	Yes	
FA	4d	Career development & higher education	Yes	
FA	4e	Job classifications	Yes	
FA	4f	Specializing in fire service legislation and related uses	Yes	
FA	5	Client/ customer relation practices, including:		
FA	5a	Preserving local identity	Yes	
FA	5b	Enhancing fire department image	Yes	
FA	5c	Marketing	Yes	
FA	5d	Environmental scanning, anticipating pressures and developing communication strategies	Yes	
FA	5e	Enhancing public perception of access to fire department staff	Yes	
FA	5f	Developing inter-agency relationships	Yes	
FA	6	Health and safety practices, including communicable diseases	Yes	

Core Service: Communications / Resource Centre

Number		Service	Provided	Comment
RC	1	Dispatch practices, including:		
RC	1a	Liaising with dispatch centres	Yes	Joint Fire Communication Centre
RC	1b	Providing access points for operational supervisors	Yes	Joint Fire Communication Centre
RC	1c	Receiving emergency calls	Yes	Joint Fire Communication Centre
RC	1d	Dispatching of appropriate resources	Yes	Joint Fire Communication Centre
RC	1e	Providing on-going resources to operation during emergency	Yes	Joint Fire Communication Centre
RC	1f	Compiling emergency response data and inputting of information in data bases	Yes	Joint Fire Communication Centre
RC	1g	Sharing data with other department divisions	Yes	Joint Fire Communication Centre
RC	1h	Sharing data with other municipal departments	Yes	Joint Fire Communication Centre
RC	1i	Accessing data from other sources	Yes	Joint Fire Communication Centre
RC	2	Technology issues, including:		
RC	2a	Maintaining and repairing communications systems and components (both routine and emergency)	Yes	
RC	2b	Providing technical support	Yes	
RC	2c	Developing specifications for radios, pagers. Telephones, and computers	Yes	
RC	2d	Providing interface capability with other data systems, e.g. assessment, building department, roads department	Yes	

Core Service: Training & Education

Number		Service	Provided	Comment
TE	1	Program development practices, including:		
TE	1a	Developing trainer facilitators	Yes	Only Certified members
TE	1b	Co-ordinating core curriculum	Yes	Only Certified members
TE	1c	Developing specialized staff development programs	Yes	Only Certified members
TE	1d	Suppression	Yes	Only Certified members
TE	1e	Prevention	Yes	Only Certified members
TE	1f	Administration	Yes	Only Certified members
TE	1g	Communications	Yes	Only Certified members
TE	1h	Maintenance	Yes	Only Certified members
TE	1i	Support services	Yes	Only Certified members
TE	1j	Developing succession training programs	Yes	Only Certified members
TE	1k	Developing self-directed learning programs	Yes	Only Certified members
TE	2	Providing access to training facilities, including:		
TE	2a	Co-ordinating access to facility	Yes	
TE	2b	Delivering of hands-on training to staff	Yes	Only Certified members
TE	3	Station training practices, including:		
TE	3a	Delivery of curriculum specific to discipline's needs	Yes	Only Certified members
TE	3b	Supervisory training skills	Yes	Only Certified members
TE	3c	Providing support and direction	Yes	Only Certified members
TE	4	Development, approval and delivery of incident management and accountability systems and procedures	Yes	Only Certified members
TE	5	Co-ordination, development, approval and distribution of standard operating guidelines for various disciplines	Yes	Only Certified members

Core Service: Maintenance

Number		Service	Provided	Comment
MA	1	Fleet and equipment maintenance practices, including:		
MA	1a	Maintaining fleet and equipment (both routine and emergency)	Yes	Ensure work completed
MA	1b	Providing annual testing programs	Yes	Ensure work completed
MA	1c	Mechanical worthiness	Yes	Ensure Compliance
MA	1d	Ministry of Labour requirements	Yes	Ensure Compliance
MA	1e	Pump capacity and certification	Yes	Ensure Compliance
MA	1f	Specification development	Yes	
MA	1g	Acceptance testing and approval of new apparatus and equipment	Yes	
MA	1h	Maintaining specialized equipment, e.g. SCBA	Yes	
MA	1i	Central supply facility	Yes	
MA	2	Facilities maintenance, including maintenance of station infrastructure	Yes	Ensure work completed
MA	3	Providing input regarding design and construction consideration for fire stations	Yes	

Core Service: Support Services *(shared municipal / fire department functions)*

Number		Service	Provided	Comment
SS	1	Purchasing practices, including:		
SS	1a	Bulk purchasing through local and area organizations	Yes	
SS	1b	Developing standardized specifications for all apparatus and equipment	Yes	
SS	2	Financial practices, including:		
SS	2a	Financial analysis	Yes	
SS	2b	Liaising with other area departments	Yes	
SS	2c	Co-ordinating day to day financial services	Yes	
SS	2d	Arranging long term funding	Yes	Work with Finance
SS	3	Risk management practices, including:		
SS	3a	Assessing changing risk	Yes	
SS	3b	Operationalizing risk management into every function	Yes	
SS	3c	Providing insurance	Yes	Town Carrier
SS	3d	Prevention planning	Yes	
SS	3e	Risk avoidance	Yes	
SS	3f	Loss control	Yes	
SS	3g	Separation and diversification of losses	N/A	
SS	3h	Risk transfer	N/A	
SS	5	Co-ordination with other agencies for shared infrastructure, including:		
SS	5a	Municipal water system development	Yes	
SS	5b	Maintenance and access to water supply	Yes	
SS	5c	Maintenance and access to emergency incidents via municipal and county roads	Yes	
SS	5d	Co-ordinating road closures and detour routes with appropriate works department and roads department	Yes	

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2024-022

A by-law to amend By-law 2024-011, authorizing the Mayor and Clerk to execute an agreement to maintain the current service enhancements with the Ontario Provincial Police between the Ministry Solicitor General, The Regional Municipality of Peel and the Corporation of The Town of Caledon, to add a three year term.

WHEREAS the Council of The Corporation of the Town of Caledon deems it desirable to enter into service enhancement agreement under *Community Safety and Policing Act section 17(2)* for a three-year term related to the Ontario Provincial Police services between The Ministry of Solicitor General, The Regional Municipality of Peel and The Corporation of the Town of Caledon;

WHEREAS referencing the agreement term length with the By-law is required by the Ontario Provincial Police;

NOW THEREFORE the Council of The Corporation of the Town of Caledon ENACTS AS FOLLOWS:

1. That By-law 2024-011 be amended as follows to include the term length:
 - (1) That the Mayor and the Clerk are hereby authorized in accordance with Confidential Staff Report 2024-0165: Proposed 2024-2027 Caledon OPP Budget Enhancements, to sign a three year service enhancement agreement related to the Ontario Provincial Police services under *Community Safety and Policing Act section 17(2)* between the Ministry of Solicitor General, The Regional Municipality of Peel, and The Corporation of the Town of Caledon.
2. Subject to the amendments made in this By-law, in all other respects, By-law 2024-011 is hereby confirmed unchanged.

Enacted by the Town of Caledon Council this 26th day of March, 2024.

Annette Groves, Mayor

Kevin Klingenberg, Municipal Clerk

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2024-23

A by-law to authorize the Mayor and Clerk to execute an agreement between the Town, the Ministry of Solicitor General, and the Region of Peel, for the Commissioner to Assume Policing Responsibility under Section 22(2)2 of the Community Safety and Policing Act, 2019.

WHEREAS the Council of The Corporation of the Town of Caledon deems it desirable to enter into an agreement between the Ministry of Solicitor General, the Region of Peel, and The Corporation of the Town of Caledon for the Commissioner to Assume Policing Responsibility under Section 22(2)2 of the Community Safety and Policing Act, 2019.

NOW THEREFORE the Council of The Corporation of the Town of Caledon ENACTS AS FOLLOWS:

That the Mayor and the Clerk are hereby authorized in accordance with Confidential Staff Report 2024-0213: Caledon OPP Service Agreement, to sign an agreement for the Commissioner to Assume Policing Responsibility under Section 22(2)2 of the Community Safety and Policing Act, 2019 between the Ministry of Solicitor General, The Regional Municipality of Peel, and The Corporation of the Town of Caledon.

This By-law shall come into full force and effect on the day of its passing.

Enacted by the Town of Caledon Council this 26th day of March, 2024.

Annette Groves, Mayor

Kevin Klingenberg, Municipal Clerk

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2024-024

A by-law to confirm the proceedings of the Council for the Corporation of the Town of Caledon at its Council Meeting held on the 26th day of March, 2024

WHEREAS it is deemed appropriate that the proceedings of the Council for The Corporation of the Town of Caledon be confirmed and adopted by by-law;

NOW THEREFORE the Council of The Corporation of the Town of Caledon ENACTS AS FOLLOWS:

1. The actions of the Council for The Corporation for the Town of Caledon at its Council meeting held on the 26th day of March, 2024, in respect to each motion and resolution passed and other action taken by the Council for The Corporation of the Town of Caledon at its meeting, is hereby adopted and confirmed as if all such proceedings were expressly embodied in the By-law.
2. The Mayor, the Clerk and all other proper officers of The Corporation of the Town of Caledon are authorized and directed to do all things necessary to give effect to the action of the Council for The Corporation of the Town of Caledon referred to in Section 1 of this By-law.
3. The Mayor and the Clerk are authorized and directed to execute all documents necessary to implement the actions of the Council for the Corporation of the Town of Caledon referred to in Section 1 of this By-law and to affix thereto the seal of The Corporation of the Town of Caledon.

Enacted by the Town of Caledon Council this 26th day of March, 2024

Annette Groves, Mayor

Kevin Klingenberg, Municipal Clerk