

Memorandum

Date: January 15, 2019

To: Members of Council

From: Sylvia Kirkwood, Manager, Policy and Sustainability, Community Services

Subject: Official Plan 2041 Process Review – Status Update

The purpose of this memo is to provide Council with an update on the status of the Official Plan 2041 process review.

BACKGROUND

The Town of Caledon Official Plan is a policy document, adopted under the *Planning Act*, that contains goals, objectives and policies on how land in Caledon should be used and developed. It is prepared with community input, and helps to ensure future planning and development will be reflective of the community vision.

The original Official Plan for the Town was approved in 1979. Since that time, the Plan has been reviewed and amended in order to remain current and responsive to new planning policies and legislation. The first major review was initiated in 1989, which resulted in Official Plan Amendment (OPA) 114 being approved by the Ontario Municipal Board (OMB) in September 1997. This review established the “tri-nodal” growth strategy that has been the basis of the Town’s growth management framework within a 2021 planning horizon.

The next major review was initiated in 2005, which started as “OPA 203” to review the Town’s population and employment forecasts to 2031 and eventually became OPA 226, the Town’s Provincial policy conformity exercise. OPA 226 was approved by the OMB in October 2013, which allocated employment growth to west of Coleraine Drive in Bolton and residential growth to west of Hurontario Street in Mayfield West. The portion of residential growth allocated to Bolton under OPA 226 is presently before the Ontario Municipal Board (OMB) for decision.

There have been a few other key amendments including OPA 124 on ecosystem planning and management and open space and recreation policies; OPA 161 on mineral aggregate resource management and policies; OPA 173 on cultural heritage conservation policies; OPA 179 on agricultural and rural policies; and OPA 186 that brought the Town’s Official Plan into conformity with the Oak Ridges Moraine Conservation Plan.

DISCUSSION

Provincial and Regional Conformity

Since the last major review of the Town's Official Plan, the Province has updated the Regional population and employment forecasts to 2041, amended the *Planning Act*, the Provincial Policy Statement, and four Provincial land use plans:

- Growth Plan for the Greater Golden Horseshoe, 2017
- Greenbelt Plan, 2017
- Niagara Escarpment Plan, 2017
- Oak Ridges Moraine Conservation Plan, 2017

The Town of Caledon is required under section 26 of the *Planning Act* to review and update its Official Plan every five years to ensure conformity with the Provincial directions in land use planning. Under section 27 of the *Planning Act*, the Town's Official Plan is also required to conform to Peel Region's Official Plan.

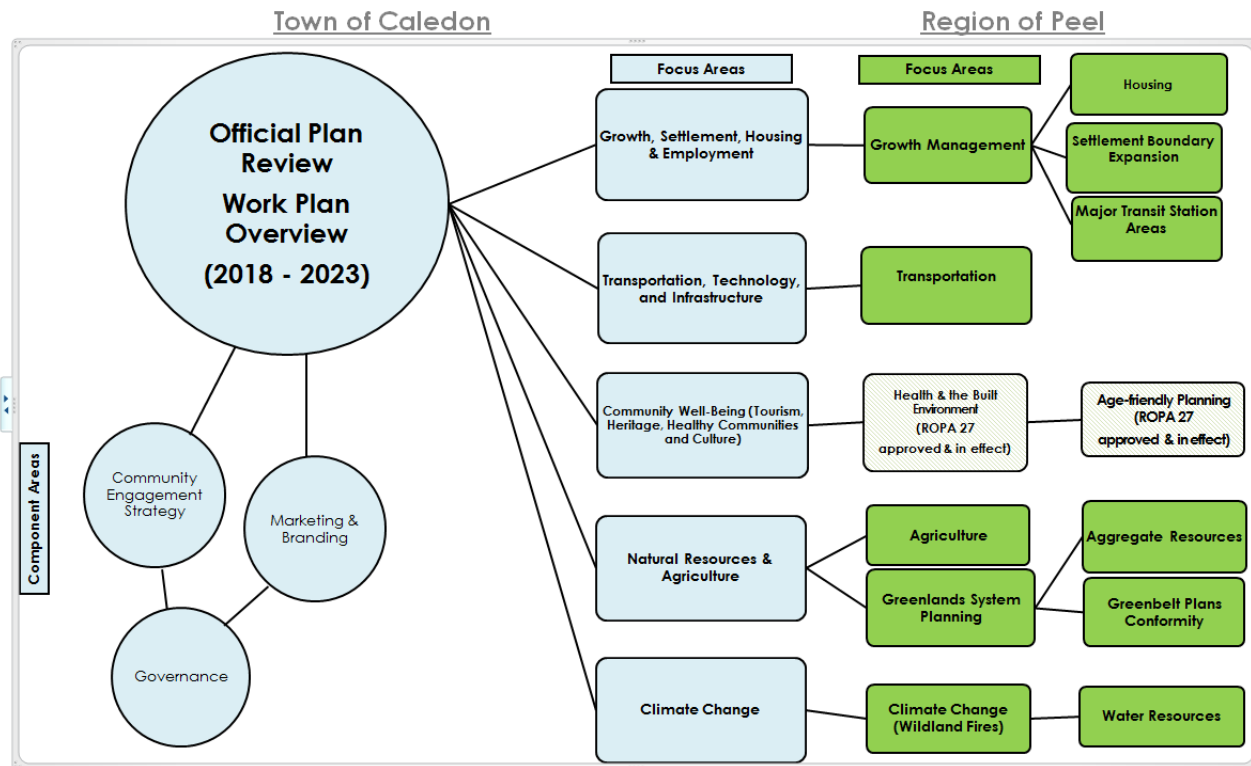
Peel Region initiated its Official Plan review, known as "Peel 2041", with the following focus areas:

- Age-friendly Planning
- Health and the Built Environment
- Settlement Boundary Expansion
- Major Transit Station Areas
- Agriculture
- Aggregate Resources
- Climate Change
- Greenlands Systems Planning
- Greenbelt Plans Conformity
- Growth Management
- Housing
- Transportation
- Water Resources

Town staff have been actively engaged with the Region and technical agencies in their municipal comprehensive review process.

Official Plan Review – Work Plan

In order to ensure the Town's key focus areas align with the Region of Peel work plan the following governance structure was developed.



Based on current requirements the municipal comprehensive review of the Region of Peel Official Plan is planned to proceed to Regional council for adoption in 2021. Based on this timeline the Town of Caledon 2041 Official Plan is targeted to be completed by 2022.

Background Review and Studies

Over the past year, planning staff consulted with over 50 internal staff and agencies, and held facilitated meetings with stakeholders to discuss key projects and timelines. Some of the key highlights from this review are as follows:

2018 – Pre Planning

- Development of a Work Plan
- Establish a Governance Structure
- Creation Community Engagement Protocol
- Marketing and Branding Campaign
- Determine Budget Requirements and Key Terms of Reference for Studies/Scope of Work

2019 – Project Kick Off

- Finalize Work Plan
- Hold Planning Act Special Meeting of Council to commence Official Plan 2041 Review
- Public Visioning/Engagement
- Commence Newsletters/Updates
- Retain Technical/Background Studies
- Regular Meetings with Province/Region

2020 – Project Management/Reports to Council

- Public Visioning/Engagement
- Commence Newsletters/Updates
- Technical/Background Studies
- Regular Meetings with Province/Region

2021 – Decision Making/Adoption

2022 – Provincial Approval (approx. 300 days)

2023 – Post OP Related Projects

- Comprehensive Zoning By-law Update (required 3 years post OPA)

Some of the key background studies that have been commenced/undertaken that will inform the new Official Plan 2041 project are:

- Intensification strategy
- Key natural heritage feature & key hydrologic feature mapping
- Housing and age-friendly community study
- Town-wide archaeological management plan
- Aboriginal consultation protocol
- Palgrave Estate Residential Area Policy Review
- Bolton Special Policy Area
- Excess Soils
- Bolton Queen Street Corridor Study
- Village and hamlet intensification/infill and protection of community characters
- Aggregate Rehabilitation Master Plan

Over the next 2 years many background and technical studies will be undertaken such as the following:

- Multi- Modal Transportation Strategy Plan 2041
- Affordable Housing Strategy
- Cultural Heritage Master Plan
- Urban Design/Section 37 Review
- Commercial/Employment and Institutional Review
- Subwatershed Study
- Climate change policy (in conjunction with the Town's Environment & Energy Section)
- Implementation/Refinement LEAR study
- Tourism Strategy
- Various Secondary Plan Reviews

Provincial Land Use Review

In late fall 2018, the Province engaged various municipalities and stakeholders to meet to discuss modifications and implementation of the 2017 Growth Plan for the Greater Golden Horseshoe. They held a number of facilitated meetings on various topics such as intensification, Major Transit Station Areas, Settlement Boundaries, Agriculture and Natural Heritage System, etc. to discuss areas of

concern with regards to implementation and interpretation. It is expected that changes that arose from those meetings will be released in Q1 2019. Some of these changes may have a direct implication on the timing and processing of municipal comprehensive reviews and projected density targets. There has also been discussion that the Province may reinstate the EA for the GTA West Corridor which also may have additional impacts to the planning process and related studies.

Financial Implications

Financial costs associated with the Official Plan 2041 review is to retain experts to assist in undertaking the required background studies, technical reports and preparing draft policies.

To-date, approximately \$1.3 million (with \$588,700 or 44% funded by development charges) has been approved for studies related to the Official Plan review:

Project	Project Description	Total Budget	Tax	Development	
				Charges	Region of Peel
14-085	Growth Management Study	\$80,000	\$41,200	\$38,800	
15-121	Employment Areas Study	\$50,000	\$50,000		
15-125	Boundary Expansion Study	\$350,000	\$27,475	\$322,525	
16-158	Bolton Queen Street Corridor Study	\$80,000	\$41,200	\$38,800	
16-161	Land Use Policies – OP Review	\$235,000	\$114,325	\$120,675	
17-044	Palgrave Residential Area Policy Review	\$60,000	\$60,000		
17-045	Village & Hamlet Infill Policy	\$50,000	\$50,000		
18-045	Aggregate Rehabilitation Master Plan	\$250,000	\$150,000		\$100,000
18-133	OP Aggregate Policy Review	\$80,000	\$20,600	\$19,400	\$40,000
18-144	Official Plan 5 Year Review	\$100,000	\$51,500	\$48,500	
Total		\$1,335,000	\$606,300	\$588,700	\$140,000

The proposed 2019 Capital Budget includes the capital request to complete the necessary studies, Capital project 19-153 Official Plan Review 2041 - \$1,000,000 (55% or \$554,625 funded by development charges).

Next Steps

The next steps are to hold a Special Meeting of Council under the Planning Act to commence the Official Plan 2041 Review Process on March 5, 2019. It is anticipated that any changes to the planning processes as required by the province will be included and reflected in a final governance structure and Official Plan 2041 work plan that will be presented at the Special Meeting of Council.