



Region of Peel/Town of Caledon Official Plan Update

September 21, 2021

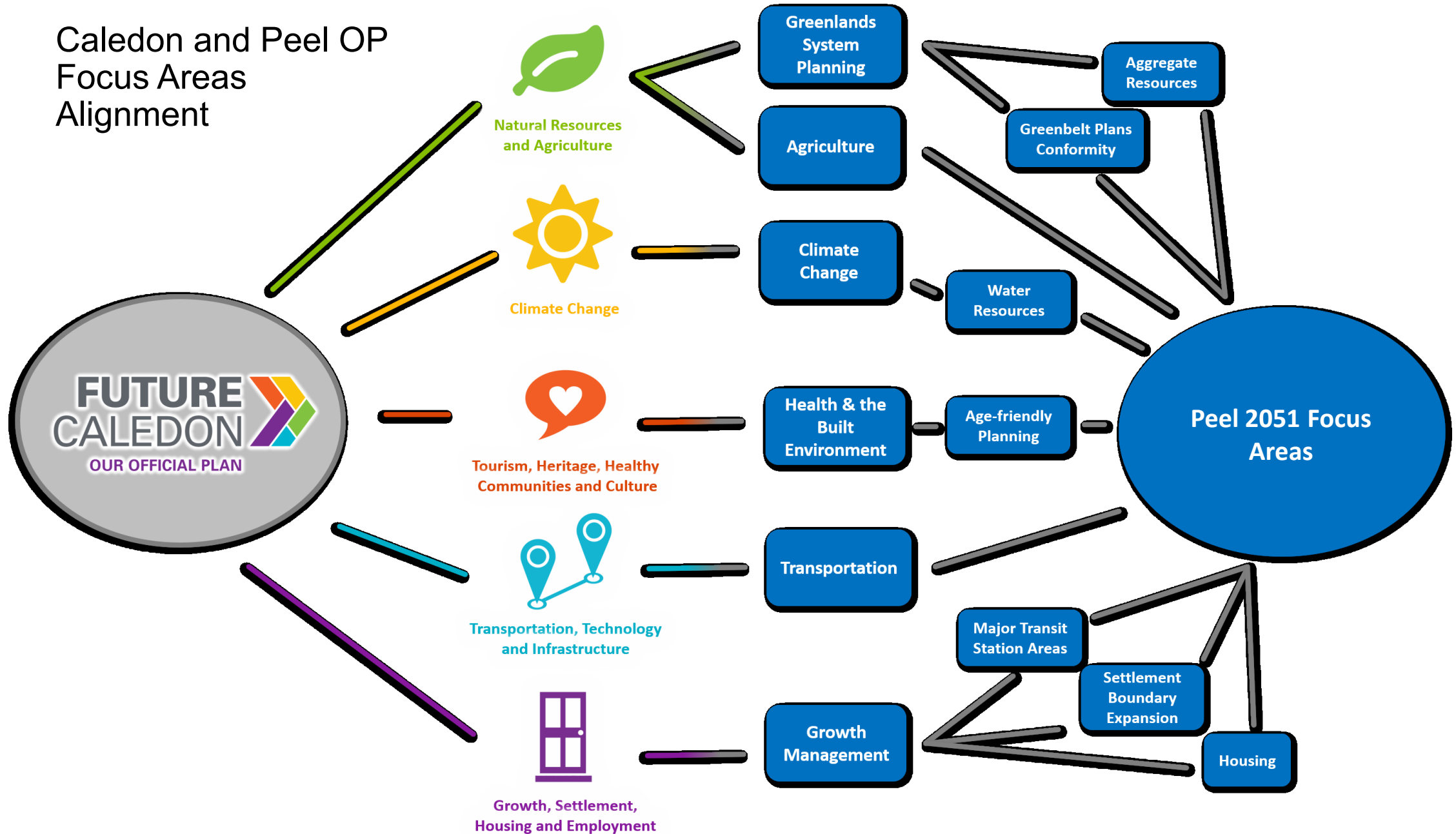
Presentation Outline

1. Region of Peel Official Plan Update
2. Caledon Concerns
3. Next Steps

Regional Official Plan: Status Update

- The Region of Peel has released Draft Peel 2051 municipal comprehensive review policies and mapping
- The draft policy review is informed by discussion papers and technical studies
- The Region plans to hold statutory open houses in October and a public meeting in November as required under the *Planning Act*
- The proposed ROPA will be brought forward in 2022 for consideration and adoption by Regional Council

Caledon and Peel OP Focus Areas Alignment



Growth Management - Highlights

- Intensification rate of 55% and a minimum density target of 65 persons and jobs per hectare in new designated greenfield areas
- Caledon to accommodate 300,000 people and 125,000 jobs by 2051
- Staging and sequencing of growth required prior to development occurring
- Considering requests for conversion of employment lands to non-employment uses

Municipal Growth Allocations

	2021 Estimate		2051	
Municipality	Population	Employment	Population	Employment
Caledon	81,000	27,000	300,000	125,000
Brampton	698,000	209,000	985,000	355,000
Mississauga	799,000	500,000	995,000	590,000
Peel	1,578,000	736,000	2,280,000	1,070,000

Major Transit Station Areas - Highlights

Draft Policies include:

- Identify & delineate the boundaries and minimum densities of MTSAs
- Plan to accommodate transit-supportive land uses
- Prioritize and classify the types of transit stations
- Establish a policy framework to guide local municipal planning studies
- ✓ **Caledon GO (Bolton) is identified as Primary Station**
- ✓ **Mayfield West identified as Planned Station**

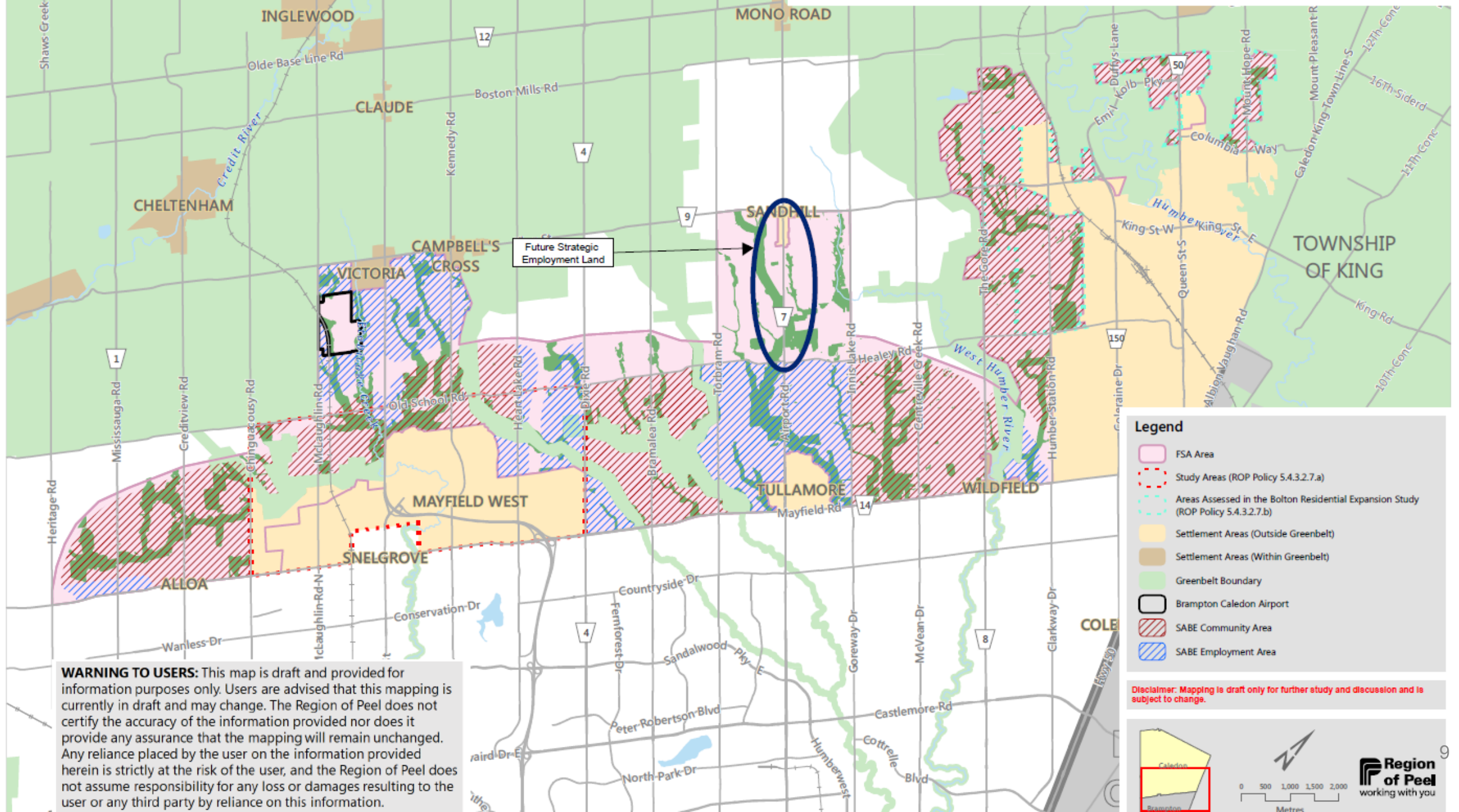
Transportation - Highlights

- Promote active transportation, complete communities, and accessibility
- Manage growth through a balanced approach that shifts 50% of travel to sustainable modes such as walking, cycling
- Maximize the use of existing transportation infrastructure
- Develop programs to increase the efficiency and safety of the goods movement network
- Establish coordinated network linking the major road network, the Provincial Highway, areas of significant employment activity, and major goods movement corridors
- **Transportation Target to 50% Sustainable Modes**

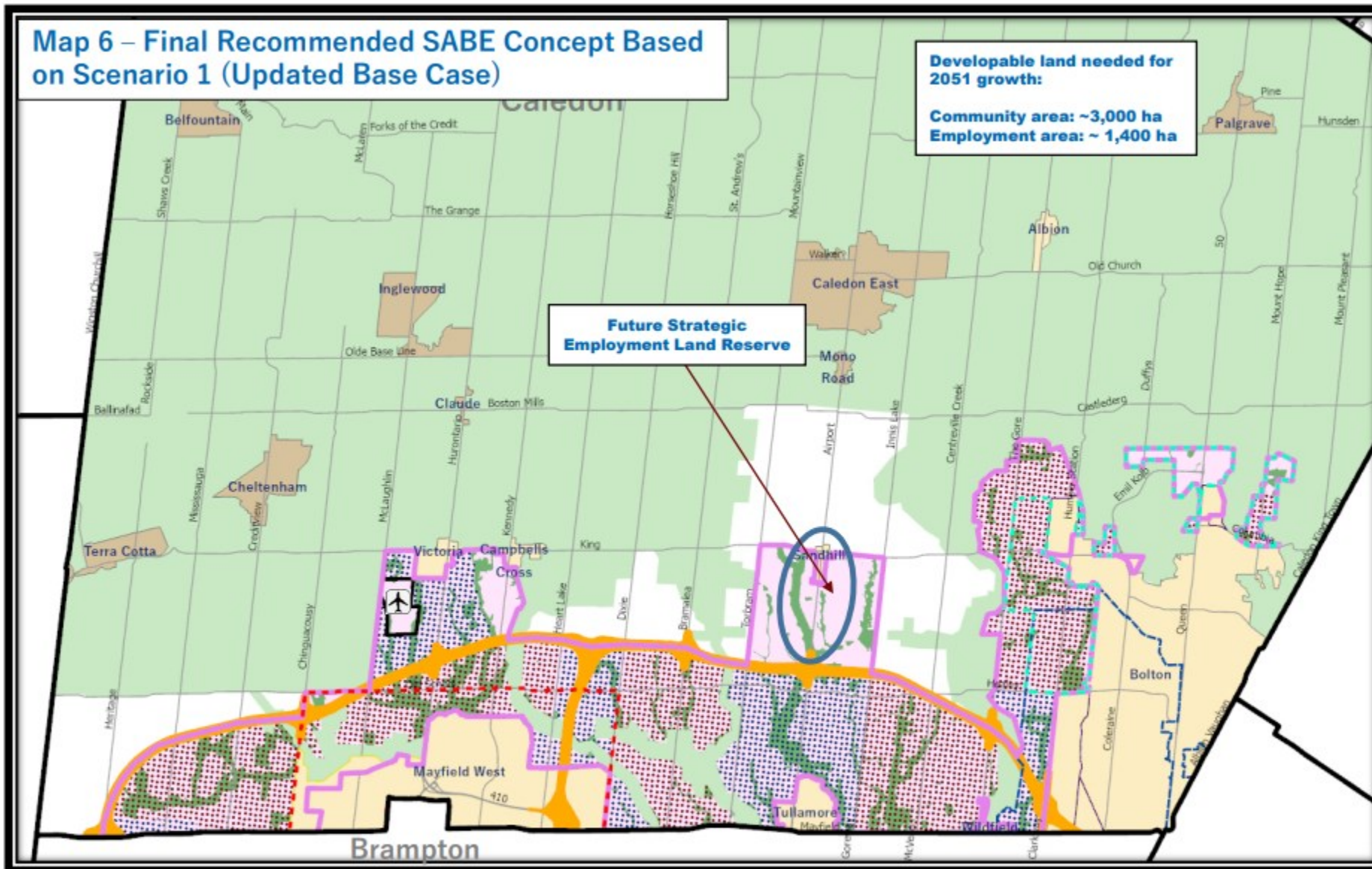
Settlement Area Boundary Expansion - Highlights

- Identified a land need for approximately 3,000 hectares of residential land and 1,400 hectares of employment land
- Caledon will grow by **219,000 people** and **100,000 jobs** to 2051
- Growth to be accommodated with or without the GTA West Highway
- Land needs assessment identified two specific requests in Caledon Village and Inglewood for further consideration

Appendix V - Region of Peel Staff Recommended Draft SABE



Map 6 – Final Recommended SABE Concept Based on Scenario 1 (Updated Base Case)



FOCUS STUDY AREA (FSA) (2051)

- FSA
- Study Areas (ROP Policy 5.4.3.2.7.a)
- Areas Assessed in the Bolton Residential Expansion Study (ROP Policy 5.4.3.2.7.b)
- GTA West Corridor (Preferred Route)
- Municipal Boundary
- Settlement Areas (Outside Greenbelt)
- Settlement Areas (Within Greenbelt)
- Greenbelt Area (Protected Countryside) (Niagara Escarpment) (Oak Ridges Moraine) (Growth Plan NHS)
- ROPA 30 Settlement Area (approved by the Local Planning Appeal Tribunal)
- ROPA 34 Settlement Area (approved by the Province)
- Natural Environment Takeouts
- Provincially Significant Employment Zone
- Brampton Caledon Airport
- SABE Community Area
- SABE Employment Area

Disclaimer: This map has been developed for the Settlement Area Boundary Expansion (SABE) Study and represents a conceptual area for the SABE based on technical studies. For additional information, please refer to the technical studies at <http://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp>

Notes:

- 1) Other natural environmental constraints not identified on this map, including potential restoration lands, will be identified through further analysis and may further limit development.
- 2) The ~4,400 ha SABE accounts for all lands approved under ROPA 30.



1 cm = 1 km

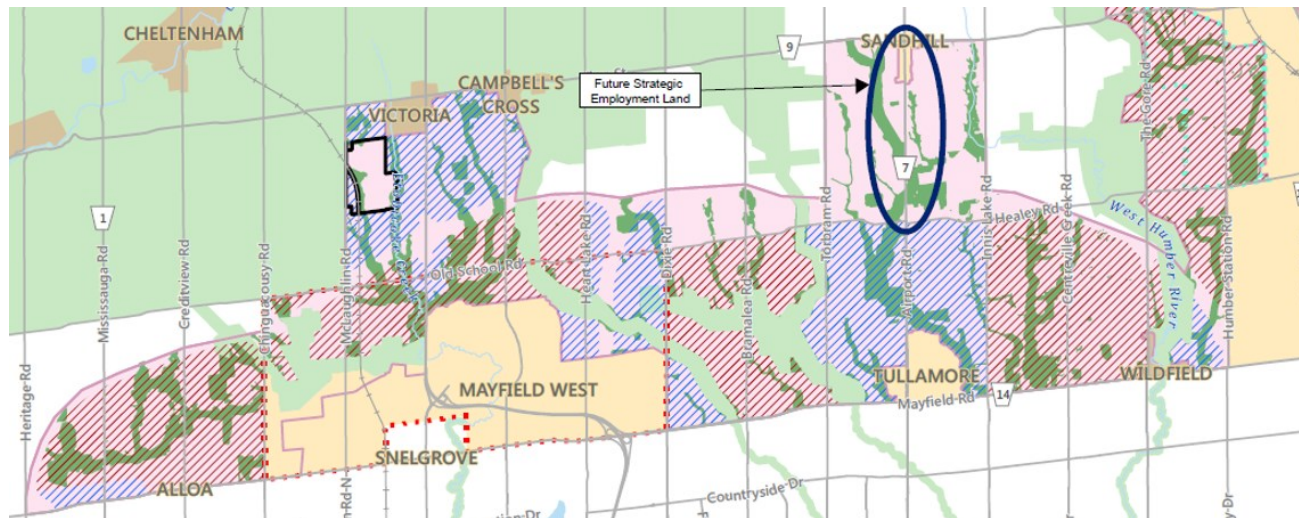
HEMSON

Caledon Concerns - Summary

1. “No GTA West” Highway scenario
2. Provincially significant employment zones
3. Rural settlement expansions

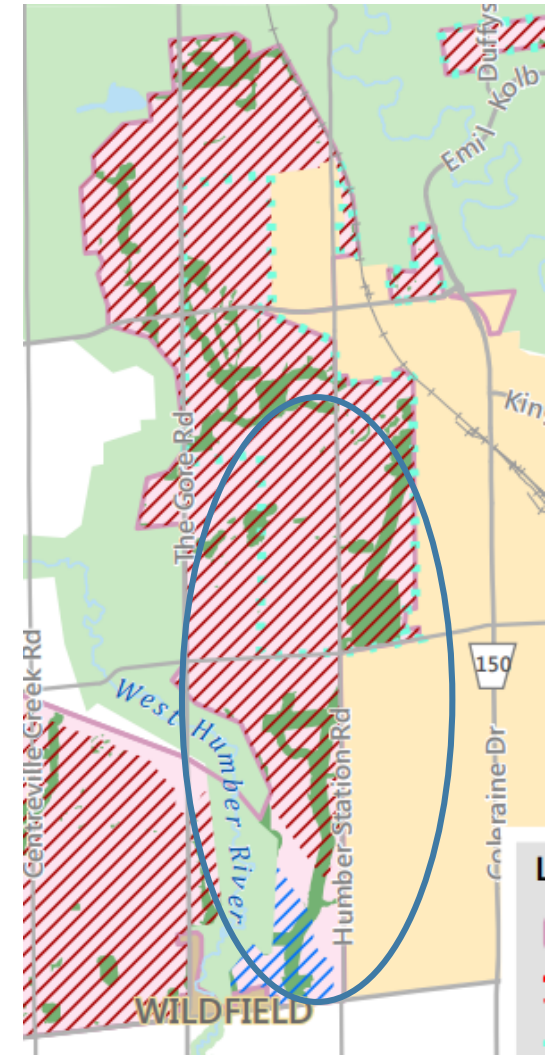
No GTA West Scenario

- No GTA West – protecting for corridor but not planning for highway
- Fiscal impacts (597.6 million) for improvements of Town/Regional roads in no GTA West scenario
- Future strategic employment reserve identified as premature



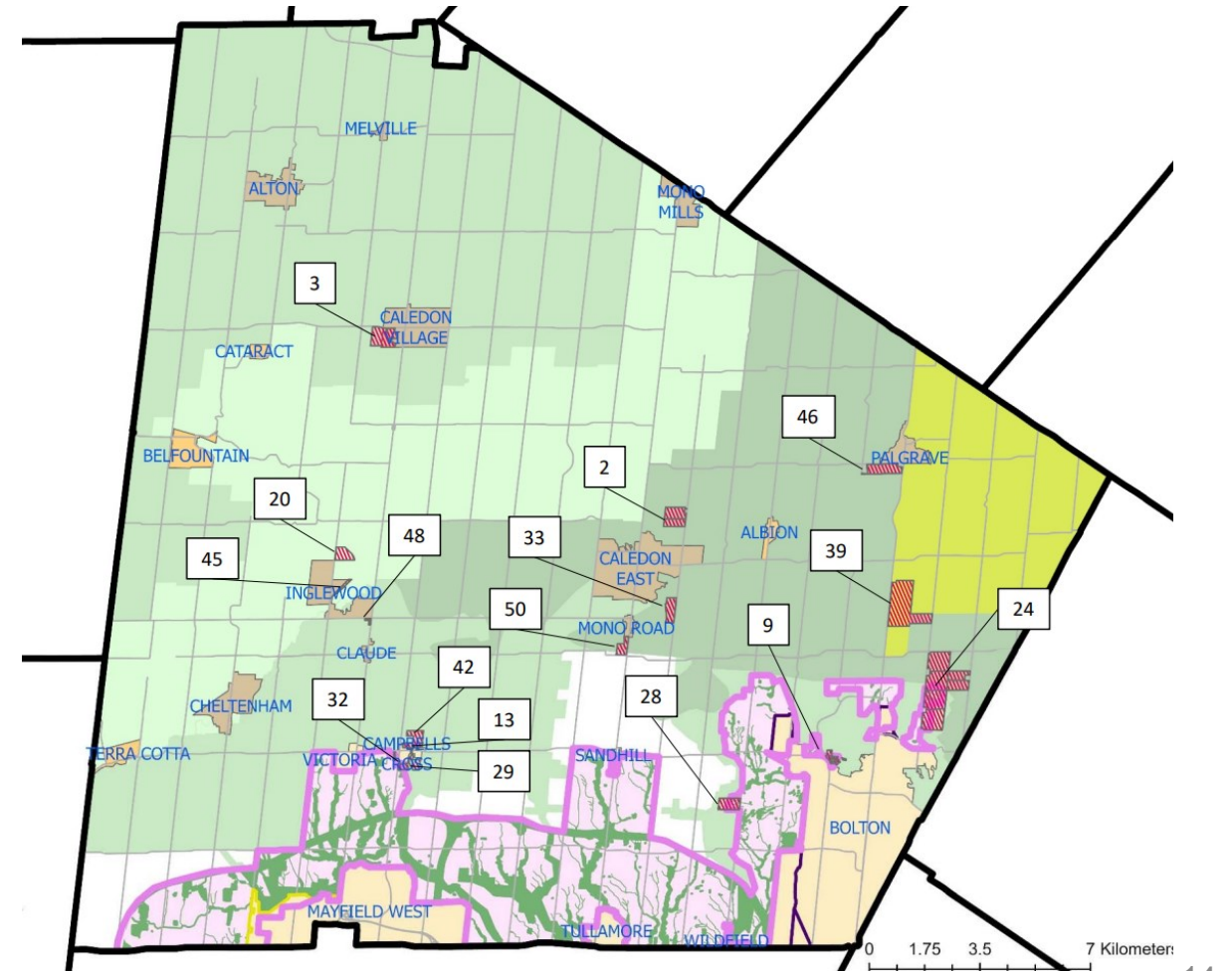
Provincially Significant Employment Zones

- Provincially significant employment zone primarily identified in mapping as residential lands
- Provincial guidance permits to be employment areas as well as mixed-use areas



Rural settlement expansions

- Region identified two (map numbers 3 and 48) to be considered in future, subject to further analysis
- Additional consultation required



Rural settlement expansion requests received

Next Steps

- Regional staff are seeking authorization to proceed to the next step in the public engagement process
- Town's Official Plan Update consistent with the provincial direction on the GTA West corridor
- Caledon planning staff continue to advance Future Caledon Official Plan review and will bring updates to Council in the fall
- Staff continue to review Region of Peel materials and will prepare a comprehensive set of comments on the latest draft policies and technical studies