

Staff Report 2022-0059

Meeting Date: January 25, 2022

Subject: Future Caledon Official Plan Status Update

Submitted By: Bailey Loverock, Senior Policy Planner, Strategic Policy Planning, Planning Department

RECOMMENDATION

That the 2022 Council & Committee Meeting Schedule be amended to include the following placeholder meetings specific to the Official Plan Review:

- March 1 – Town Council Meeting at 7 p.m.,
- March 24 – Planning and Development Committee – Public Meeting at 7 p.m.; and
- March 28 – Town Council Meeting – Official Plan Workshop at 7 p.m.

REPORT HIGHLIGHTS

- The Future Caledon Official Plan review was formally initiated in March 2019.
- Background studies and discussion papers are being reviewed for Urban Design Policy, Intensification, Employment Land Needs and Excess Soil.
- A public open house was held on December 13, 2021 and included discussion on the project background, planning roles in Ontario, intensification and Town structure.
- The open house was followed by a mapping activity in which participants were able to provide feedback on complete communities and the proposed town structure.
- The Policy Directions Report has been prepared and identifies the strategies the Official Plan will employ to address the substantial challenges of growth and change Caledon will be addressing over the next 30 years.
- In order to bring forward the draft plan to Council for direction, meet the necessary notice requirements under the *Planning Act*, as well as to facilitate a workshop with Council regarding the draft plan, staff propose the following placeholder meetings specific to the Official Plan Review:
 - March 1 – Town Council Meeting at 7 p.m.,
 - March 24 – Planning and Development Committee – Public Meeting at 7 p.m.; and
 - March 28 – Town Council Meeting – Official Plan Workshop at 7 p.m.

DISCUSSION

The Future Caledon Official Plan review was formally initiated in March 2019. This report provides an update on the project from November 2021 to January 2022. This process involves a full review of the existing Official Plan, and will be informed by Provincial direction, the ongoing Region of Peel Municipal Comprehensive Review, background studies, and the public engagement process.

Background Studies and Discussion Papers

As outlined in Staff Report 2021-0430 there are four studies that were outlined for completion in January 2022:

- Urban Design Policy Study
- Intensification Study Update
- Employment Land Needs Study
- Excess Soils

Drafts of these studies have been prepared and staff are conducting reviews. As staff are shifting focus to bring forward a draft Official Plan for Council review, these studies may be captured in the first draft Official Plan or in a future draft. They have been captured in the draft Policy Directions Report. Bringing forward these specific studies for Council approval would result in the delay in the adoption of a new Official Plan.

Project updates will be provided to Council regarding aggregate policies and the Indigenous Engagement Protocol at a future date. Town staff have been in communication with Provincial staff regarding the Bolton Special Policy Area and are working to address their comments.

Public Engagement

A public open house was held on December 13, 2021. The presentation included discussion on:

- Project background
- Planning roles in Ontario
- Intensification
- Town Structure

There was a question and answer period as well as specific discussion questions. Participants were able to provide written or verbal responses. There were 61 participants in attendance. A phase 1 engagement summary was prepared detailing engagement from November 2019 to October 2021 and is available online. The details of this event and any future engagement will be provided in a subsequent engagement summary report.

Participants were informed there would be a survey available following the open house. The survey was available on Have Your Say Caledon (HYSC) from December 17, 2021 to January 7, 2022. The survey was a mapping activity in which participants were able to provide feedback on complete communities and the proposed town structure. This survey was shared with the public through a newsletter and the Town's social media accounts. Comments covered a wide range of topics including:

- Infrastructure related to walking, cycling, roads, trails
- Traffic concerns, provision of public transit
- Community facilities (libraries, dog parks, etc.)
- Primary, secondary and post-secondary education locations
- Housing choices

- Access to a wider variety of businesses (gas stations, restaurants, convenience stores, grocery stores)

Feedback will be considered as part of the town structure and other elements in the draft Official Plan.

Policy Directions Report

The Policy Directions Report has been prepared to outline the direction that the new Official Plan will take based on all the information and opinions we have received so far. It will establish key policy direction that the new Official Plan will be built on. It identifies the strategies the Official Plan will employ to address the substantial challenges of growth and change Caledon will be addressing over the next 30 years.

The policy directions included in this report are based on six sources.

1. Provincial policies, plans and legislation
2. The Region of Peel draft Official Plan
3. Broad public engagement
4. Stakeholder engagement
5. Background studies, strategies and master plans
6. Sound planning principles and best practices

Key policy directions have been proposed as the foundation of the new Official Plan. These directions are:

1. Address Climate Change in everything we do
 - a. Climate Change Mitigation
 - b. Climate Change Adaptation
2. Protect our Agricultural Lands
3. Preserve our Environmental Areas
4. Conserve our Cultural Heritage
5. Manage our Aggregate Resources
6. Protect and Nurture our Rural Communities
7. Manage and Support Growth for our Long-term Benefit
8. Create Healthy and Complete Neighbourhoods
9. Design Great Urban Places
10. Create High Quality Mobility Options
11. Pursue Housing Affordability
12. Support Strategic and Innovative Economic Opportunities
13. Strategically Manage our Civic Infrastructure

The draft Policy Directions Report will be posted to HYSC where the public can ask questions with respect to the report. A Video Resource Series is to be added to HYSC in early 2022.

Future Caledon Workplan

The Future Caledon workplan is continuously monitored and adjusted when necessary. The workplan has been revised to conduct focus groups in February in order to consult more thoughtfully on proposed Official Plan policies. In order to bring forward the draft plan to Council for direction, meet the necessary notice requirements under the *Planning Act*, as well as to facilitate a workshop with Council regarding the draft plan, staff propose the following placeholder meetings specific to the Official Plan Review:

- March 1 – Town Council Meeting at 7 p.m.
- March 24 – Planning and Development Committee – Public Meeting at 7 p.m.
- March 28 – Town Council Meeting – Official Plan Workshop at 7 p.m.

Region of Peel Official Plan Review

Staff have provided input into the Region of Peel Official Plan Review as outlined in Staff Reports 2021-0430 and 2021-0468. The Region has provided responses to the Town's comments and staff continue to work with Regional staff as they work towards a final draft.

Next Steps

Staff are continuing to advance the preparation of a draft Official Plan in accordance with Council direction. A draft Official Plan will be brought to Council for direction to proceed in conducting a statutory open house and public meeting.

FINANCIAL IMPLICATIONS

There are no immediate financial implications associated with this report.

COUNCIL WORK PLAN

Sustainable Growth

- Complete the Official Plan Review including designation areas for employment, residential area growth (Mayfield West and Bolton Residential Expansion Study) and Comprehensive Zoning By-law review

ATTACHMENTS

None.