







Strategic Growth Direction for the Town of Caledon

Preparing for Growth in Caledon

-  **We will welcome growth**
-  **We will be strategic**
-  **We will be fiscally responsible**
-  **We will develop sustainably**
-  **We will create communities unique to Caledon**
-  **We will deliver excellent customer service**



Growth Projections

Settlement Area Boundary
Expansion (SABE) to 2051

Total Area of 4,400 ha (10,872.6 ac)

- **Community Area:** 2,870 ha (7,019.9 ac)
- **Employment Area:** 1,530 ha (3,780.7 ac)

Growth Pressures

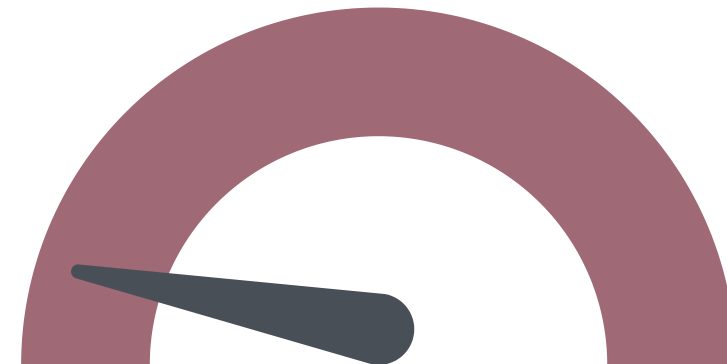
Pre-Consultations and Applications:

24%

25%

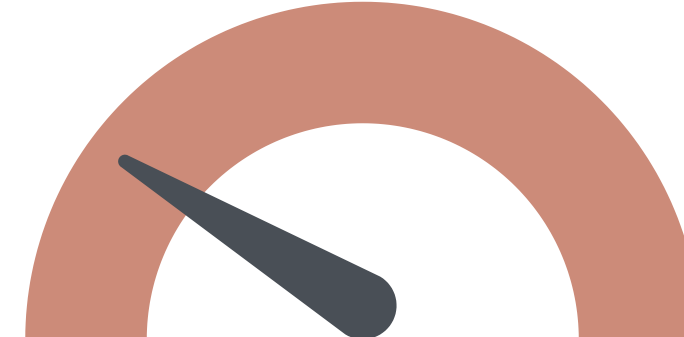
Applications Deemed Complete:

9%



Community Lands

20%



Employment Lands

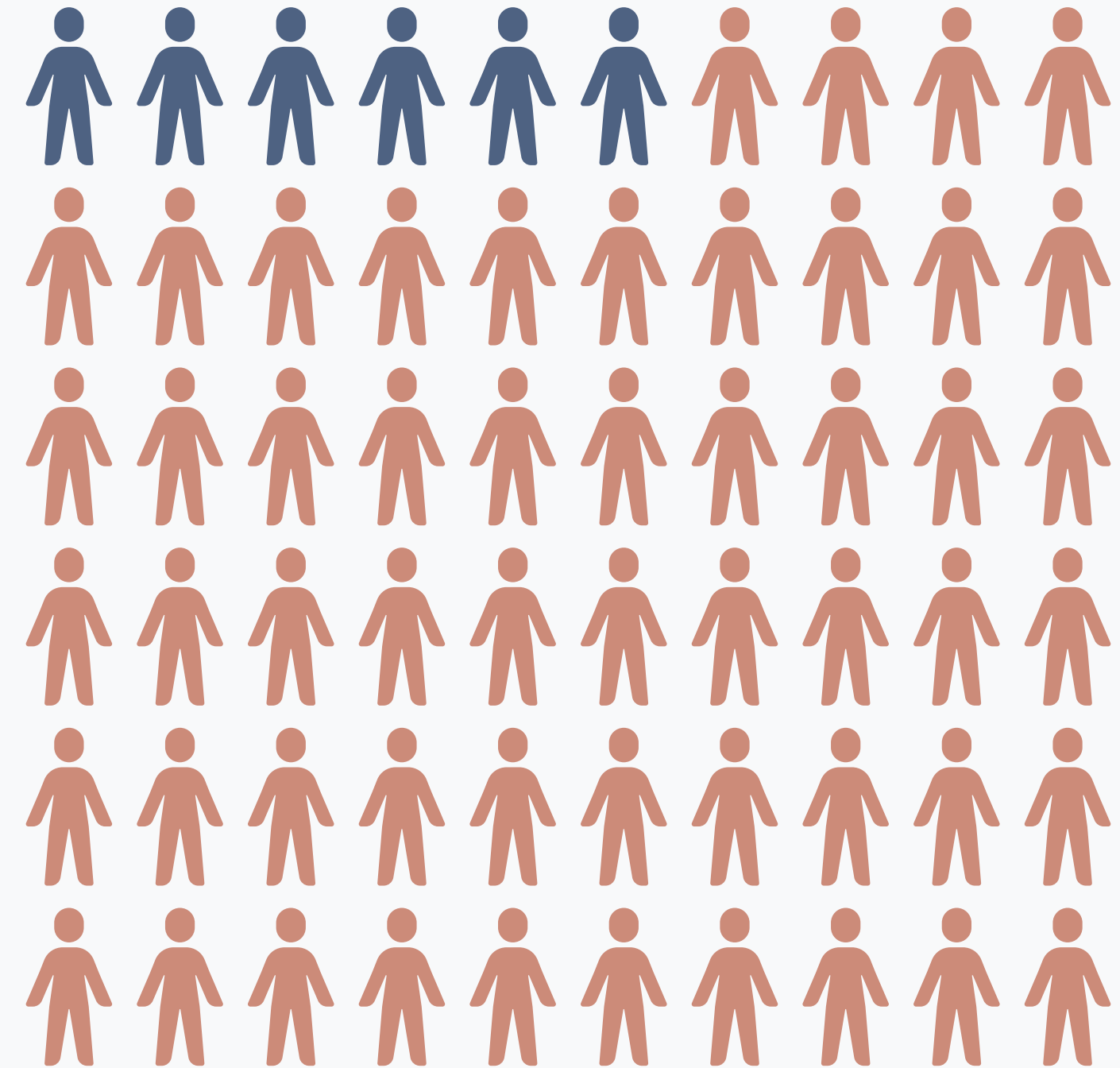
Premature Planning

5

In **5 years** the Town will have planned its entire **Employment Area** allocation (approximately by 2026)

10

In **10 years** the Town will have planned its entire **Community Area** allocation (approximately by 2031)



- **Leapfrogging**
- **Insufficient Infrastructure**
- **Inadequate Community Services**
- **Developer-Interest Driven**
- **Piecemeal Planning**
- **Longer Processing and Implementation Times**
- **Reactive instead of Proactive**
- **Fiscal Sustainability Undetermined**
- **Lack of Green Development**
- **Organizational Readiness**

**We can do
better,
together!**

1) Growth Management
and Phasing Plan and
Fiscal Impact
Assessment

2) A Strategy for
Development
Applications

3) Town-led Secondary
Plans

4) Communications

**Managing
Growth and
Setting
Expectations
4 Key Actions**



Growth Management and Phasing Plan

Critical Step to Grow Strategically, Cohesively and Fiscally Responsible

- Will include a Fiscal Impact analysis
- Provides clear guidance and direction on where and how to grow
- Establishes criteria to evaluate and prioritize areas of growth
- Considers infrastructure capacity (water, wastewater), transportation networks, public transit, community supportive infrastructure (firehalls, community centres, parks, etc.)
- Considers the tax base and financial obligations/requirements
- Considers community and employment needs

Seeking Council Direction to Initiate Study in 2022



A Strategy for Development Applications

Applications Deemed 'Complete'

- Will continue to be processed
- Will be elevated using terms of reference, peer review, design charettes, New OP

Other Applications

- Where an application for urban uses outside of a settlement area is submitted without an approved secondary plan, the Town will deem the application “incomplete” and bring forward a recommendation report to Council to refuse the application.

Further information will come forward in a Staff Report in July.



Town Led Secondary Plans & Best Practice

"Caledonize not Urbanize"

- Opportunity to lead the planning process
- Drives better community outcomes and resident well-being
- Caledon can become the leader at innovative and sustainable greenfield development
- Partnerships with the development community, stakeholder groups and external agencies
- Create Terms of Reference for all Secondary Plans



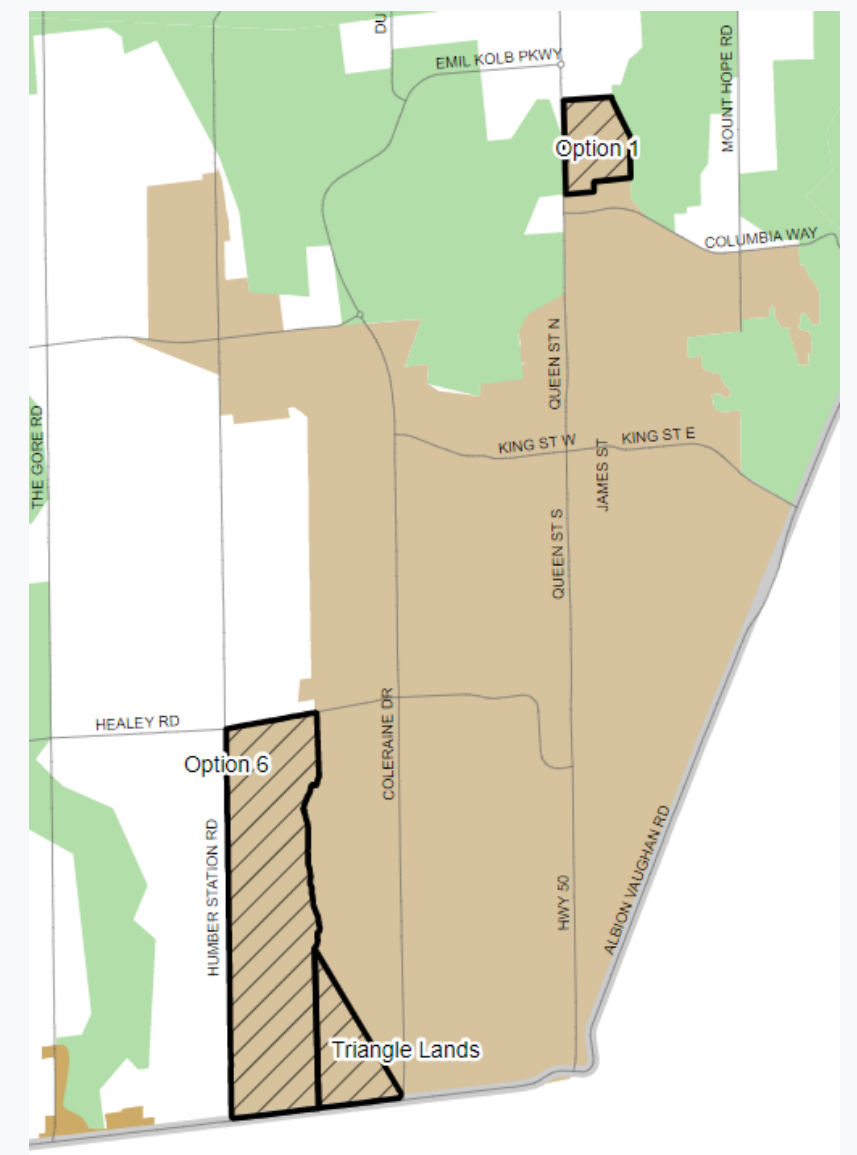
ROPA 30 Secondary Plans

Developing the Bolton Residential Expansion Study Area

- Approximately 279.58 ha (690.9 ac) of land
- Development of both residential and employment land uses
- Population has been allocated to 2031
- Identified as a Settlement Area in the Region of Peel Official Plan

The Town will initiate Secondary Plans, allowing for the Town to provide appropriate infrastructure and services, fiscal responsibility and acquire the right amount of land in the right location for all needs including recreation, parks, trails, fire and operational needs

Further information will come forward in a Staff Report in July.





Significant Development is Proceeding

The Town will grow significantly

The Town currently has over 300 development applications under review, proposing over 6,700 residential units and over 3,000,000 square feet of employment use.

Collective Benefits

- Fire
- Community Services
- Operations
- Infrastructure & Engineering
- Economic Development
- Finance
- Green



Clear Path

When the Town invests in establishing a clear planning and servicing framework it facilitates seamless implementation of growth and aids in timely service delivery to the community builders.

NEXT STEPS

- 1) Town staff will prepare and issue a Request for Proposal (RFP) for the Growth Management and Phasing Plan, including a Fiscal Impact assessment. Upon the contract being awarded, staff will work with the consultant to complete the Plan by Q2 2023.
- 2) Planning staff will communicate with stakeholders and partners that applications will be processed in accordance with this report at a BILD session scheduled for June 27th.
- 3) Planning staff will ensure that appropriate implementing policies are included in the Town's New Official Plan.