

Public Meeting Information Report

Planning Department

Public Meeting: September 19, 2023 at 7:00 p.m., Hybrid Meeting / Council Chamber

Applicant: The Corporation of the Town of Caledon

File No.: N/A – Proposed Future Caledon Official Plan

Address: Town-Wide

The Purpose of a Public Meeting:

In accordance with the *Planning Act*, a Public Meeting is held so that Planning staff can present the Draft Future Caledon Official Plan to the public and Council, and to receive comments and answer questions that the public and members of Council may have.

Council will not make a decision on the proposal at a Public Meeting. A Planning Report will be brought forward by staff and considered by Council at a later date.

As a member of the public, you are welcome to request to be notified of any future Public or Council Meetings. Please either provide your contact information on the 'Sign-In' sheet provided in the Atrium at Town Hall on the date of the scheduled meeting or contact the Lead Planner. Please be advised that the sign-in information will form part of the public record for this proposal.

Proposal Information:

The Town's Official Plan Review project team has prepared a new draft Official Plan to help Council manage growth and change to the year 2051 (see Schedule "A" – Draft Official Plan). This draft Future Caledon Official Plan represents Phase 1 of what is intended to be a three-phase replacement of the existing Town of Caledon Official Plan. More content is to be added to the new Plan through official plan amendments in Phases 2 and 3 (e.g., mineral aggregate resources policies and secondary plans).

Phase 1 (Current Proposal)	Phase 2	Phase 3
<ul style="list-style-type: none">• Vision and Guiding Principles• Town Structure• Initial 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 Growth Management Policies• 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)	<ul style="list-style-type: none">• More Secondary Plan Reviews• New Secondary Plans

2023

2025+

While the policy framework/document organization have been updated since last year's draft Official Plan, the core principles remain unchanged. The draft Official Plan has been prepared to help Caledon become a sustainable, healthy, connected and complete community with a thriving local economy. If the Future Caledon Official Plan is adopted by Council, and approved by the Region of Peel, the 1976 Town of Caledon Official Plan (current in-effect Official Plan) would continue to apply to the following lands until relevant replacement policies are added to the new Plan through Phases 2 and 3:



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- Lands identified as Rural Service Centre on Schedule A1 to the 1976 Official Plan, as amended, including:
 - The Bolton settlement 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 1976 Official Plan, as amended;
 - The Caledon East secondary plan area as depicted on Schedule D to the 1976 Official Plan, as amended; and,
 - 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 1976 Official Plan, as amended;
- The Tullamore secondary plan area as depicted on Schedule N to the 1976 Official Plan, as amended;
- The Palgrave Estate Residential Community secondary plan area as depicted on Schedules G, H and I to the 1976 Official Plan, as amended;
- Inglewood Village plan area as depicted on Schedule M to the 1976 Official Plan, as amended; and,
- Mineral aggregate resources town-wide, lands designated Extractive Industrial Area on Schedule A, lands identified as CHPMARA (i.e., Caledon High Potential Mineral Aggregate Resource Area) or Licensed Pit/Quarry on Schedule L1, and lands identified as sand and gravel or bedrock resource fragments on Appendix 2 to the 1976 Official Plan, as amended.

The intent is for Part B, Managing Growth and Change, and Part G, Implementation, of the Future Caledon Official Plan to apply to all lands in the Town.

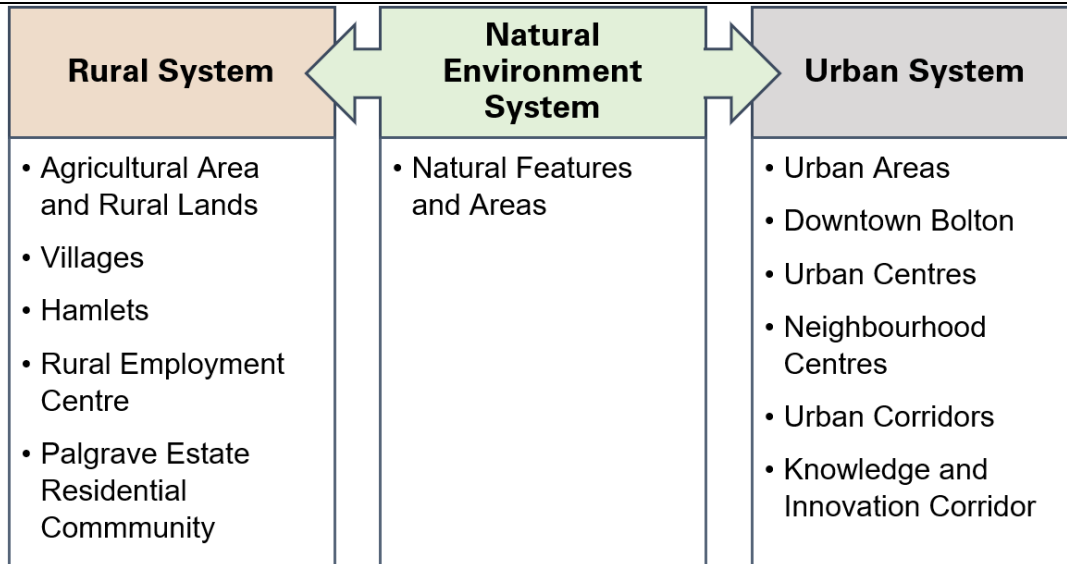
Overview of the new draft Future Caledon Official Plan

The draft new Official Plan is intended to establish land uses within the Town to 2051, coordinate land use and infrastructure requirements to ensure that the forecasted growth can be accommodated responsibly, establish a framework and policy context for decision making that provides greater certainty for planning processes. The Plan has been prepared to conform or not conflict with Provincial plans, the Provincial Policy Statement, and the Region of Peel Official Plan. It is intended to be streamlined and easy to navigate, especially since it is expected that the Plan will primarily be accessed online.

A key difference from last year's draft is that the proposed Town Structure and the document organization are based on three foundational systems: the Natural Environment System, the Rural System and the Urban System.

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The proposed Natural Environment System policies provide for the protection of natural and supporting features and areas throughout the Town. They also set out the processes for the identification and protection of natural and supporting features and areas through subwatershed and secondary planning in the Town's new urban area. About 80 per cent of Caledon is protected from development by the Province's Greenbelt Plan, Niagara Escarpment Plan and Oak Ridges Moraine Conservation Plan.

The proposed Rural System policies establish land use designations and policies that support the Town's agricultural areas, rural lands, villages and hamlets, and related residential and employment uses, in conformity with all applicable Provincial plans. Two consultation events were held with the Farmers Round Table resulting in proposed policies that are more supportive of on-farm diversified uses. The ongoing Aggregate Policy Review will inform new OP aggregate policies to be brought forward in Phase 2.

The proposed Urban System policies identify the Town's New Community Areas and New Employment Areas (surrounding Mayfield West and Bolton), and set out policies and expectations for detailed secondary planning and future land uses, in conformity with the Growth Plan and the Region of Peel Official Plan. The Urban Area has been expanded by 4,647 hectares of land, with approximately 3,061 hectares identified for Community Area and approximately 1,585 identified for Employment Area. The urban policies set out a framework for more detailed land use planning of the 2051 New Urban Area, to be augmented by the results of the ongoing Growth Management and Phasing Plan and Secondary Plan Strategy. A Secondary Plan Strategy will be brought forward with the Growth Management and Phasing Plan, which will lay out expectations and the approach to secondary plans as necessitated by changes in provincial legislation.

The current draft Official Plan also incorporates recommendations from the Town's Parks Plan and Multi-modal Transportation Master Plan.

Please see Schedule "A" – Draft Official Plan, attached. The document is also available for viewing on the Town's website along with the materials presented at the recent Open Houses hosted by Planning staff. Further information about the proposal will be provided in the overview presentation to Council on September 19, 2023.

Consultation:

In accordance with the *Planning Act*, a Public Meeting Notice was placed in the following newspapers:



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- Caledon Enterprise – August 21, 2023, September 7, 2023
- Caledon Citizen – August 21, 2023, September 7, 2023
- Orangeville Banner – August 21, 2023, September 7, 2023
- Brampton Guardian – August 21, 2023, September 7, 2023
- Georgetown Independent – August 21, 2023, September 7, 2023
- Erin Advocate – August 21, 2023, September 7, 2023

In addition, the Notice was posted on the Town's website and emailed to all registered participants on the Future Caledon notification list (over 1375 individuals). Consultation with Indigenous Nations has been initiated and staff have received comments or have met with representatives from some Nations. Staff expect ongoing engagement and further input on Official Plan policies from Indigenous Nations.

Members of the public, external agencies and organizations and internal departments have reviewed previous draft documents released over the course of the Official Plan Review project. The input received to date has informed the current draft, which was posted online and circulated to the following agencies and organizations (as well as internal departments) for review and comment on August 31, 2023:

- Bell Canada
- Canada Post Corporation
- City of Brampton
- City of Vaughan
- Conseil de la Nation Huronne-Wendat
- Conseil scolaire catholique MonAvenir
- Conseil scolaire Viamonde
- Credit Valley Conservation
- Dufferin County
- Dufferin-Peel Catholic District School Board
- Enbridge
- Halton Region
- Haudenosaunee Confederacy Chiefs Council
- Hydro One
- Lake Simcoe Region Conservation Authority
- Métis Nation of Ontario
- Metrolinx
- Ministry of Municipal Affairs and Housing
- Mississaugas of the Credit First Nation
- Niagara Escarpment Commission
- Nottawasaga Valley Conservation Authority
- Ontario Power Generation
- Ontario Railway Development Corp
- Peel District School Board
- Propane Operators
- Region of Peel
- Rogers
- Simcoe County
- Six Nations of the Grand River First Nation
- Toronto Region Conservation Authority
- Town of Erin
- Town of Halton Hills



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- Town of Mono
- Town of New Tecumseth
- Town of Orangeville
- Township of Adjala-Tosorontio
- Township of East Garafraxa
- Township of King
- Wellington County
- York Region

Next Steps:

If you wish to be notified of the adoption or refusal of the proposed Official Plan, you must make a written request to the Planning Department of the Town of Caledon, by email to planning@caledon.ca or mail to 6311 Old Church Road, Caledon, Ontario L7C 1J6.

Appeal Procedures:

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Town of Caledon to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Town of Caledon before the proposed official plan amendment is adopted and/or before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Corporation of the Town of Caledon before the proposed official plan is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Contact:

For further information, please contact the representatives below.

Town of Caledon Contacts:

- Bailey Loverock, Senior Policy Planner, Official Plan Review Lead, at 905.584.2272 x. 4274 or via email to bailey.loverock@caledon.ca
- Lesley Gill Woods, Senior Policy Planner, Secondary Plans Lead, 905.584.2272 x. 4305 or via email to lesley.gillwoods@caledon.ca

Attachments:

- Schedule A: Draft Official Plan

