



## **2023 Draft Official Plan**

Statutory Public Meeting  
September 19, 2023



# Timeline

**2019 - 2021**

Background Review  
and Visioning

**Winter - Spring  
2022**

Release of first  
draft Official Plan

**Fall 2022 -  
Present**

More policy review  
and release of new  
draft Official Plan

**Fall 2021 -  
Winter 2022**

Development of  
policy directions

**Spring - Fall 2022**

Strategic pause for more  
consultation with  
stakeholders, the Region  
and the Province

**Targeting  
Late 2023**

Adoption of  
Official Plan  
(Phase 1)



# Phased approach

## Phase 1

- 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

## Phase 2

- 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)

## Phase 3


- More Secondary Plan Reviews
- New Secondary Plans

**2023**

**2025+**

# New OP Structure

- Part A, Introduction
- Part B, Managing Growth and Change
- Part C, Town-wide Policies
- Part D, Natural Environment System, Parks and Open Space
- Part E, Rural System
- Part F, Urban System
- Part G, Implementation
- Part H, Site-specific Policies and Secondary Plans



**+ Maps**  
(called Schedules  
and Figures)

# Introduction

- Sets out the purpose, scope and context of the Plan:
- Provides guidance on how to read and interpret the Plan
- Covers the plan fundamentals:
  - Indigenous stewardship of lands, water and resources
  - Vision
  - Guiding Principles

## Part A





# Guiding Principles



Address the Changing Climate



Protect Our Agricultural Lands



Protect Our Natural Features and Areas



Conserve Our Cultural Heritage



Manage Our Aggregate Resources



Protect and Nurture Our Rural Communities



Manage and Support Growth for Our Long-term Benefit



Create Healthy and Complete Communities



Design Great Places



Create High Quality Transportation Options



Address Housing Affordability and Choice



Strategically Manage Municipal Infrastructure



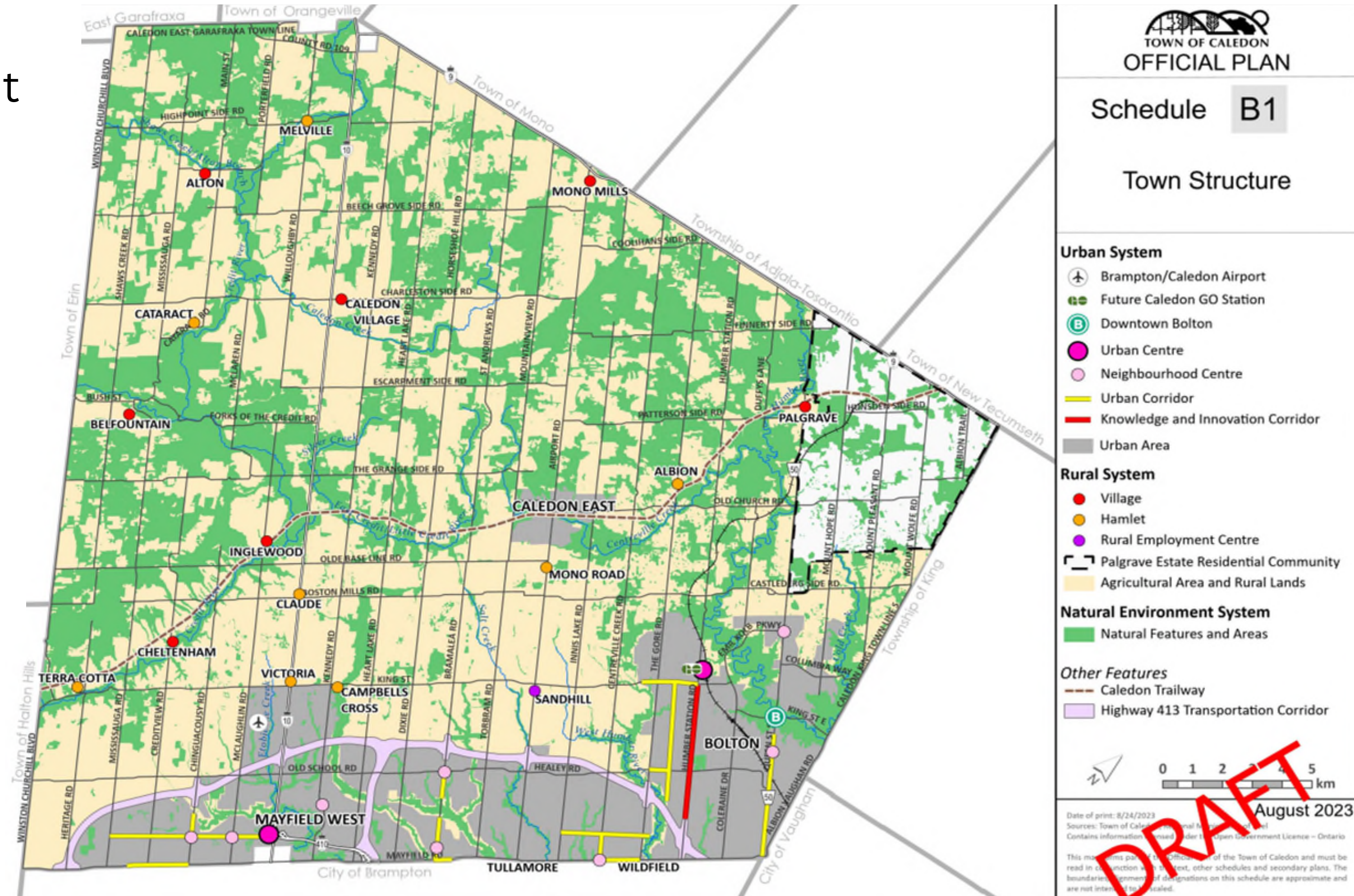
Support Strategic and Innovative Economic Opportunities



# Town Structure

- Natural Environment System
- Rural System
- Urban System

## Part B





# Growth Management

- Clear employment and population growth targets, hierarchy established for where growth should occur
- Limited infill development in Villages and Hamlets
- Minimum 5% intensification to be in delineated built-up area
- Intensification could be redevelopment of sites, infill of vacant or underutilized lots, redevelopment at higher density, additional residential units added, etc.
- New areas to be developed at 67.5 residents and jobs per hectare
- Growth Management and Phasing Plan will identify secondary plan boundaries and phasing for the urban area



## Part B





# Town-wide Policies

Part C addresses policies related to:

- Climate change
- Cultural heritage
- Design
- Economic opportunities
- Housing
- Public service facilities
- Infrastructure
- Transportation

Part C



## Part D

# Natural Environment System

- Introduction of Natural Environment System approach focused on Natural Features and Areas, Supporting Features and Areas and Water Resource System protection and enhancement
- Source Water Protection
  - Consolidation into a focused location in the Plan
  - Maximizes conformity with Regional Plan directions
- Natural Hazards
  - Focus on ravine, valley, river and stream corridors, flood plains, wildfire lands and other natural or human-made hazard lands
  - Policies to:
    - Avoid development that poses risks to public safety, public health or result in property damage
    - Protect existing development at risk from hazards
    - Recognize impacts of climate change





## Part D

# Parks and Open Space

- New “Parks and Open Space” designation
- Continuous and linked systems
- Implementation of Parks and Recreation Strategic Plan
- Cemeteries policies enhanced, focus on effective integration as open space in new urban development areas





## Part E

# Rural System

- Updated policies for rural and agricultural areas including villages and hamlets
- Permitted uses and criteria clarified for:
  - Agricultural Uses
  - On-farm diversified uses
  - Agriculture-related uses
  - Cannabis
- Land use designations:
  - Prime Agricultural Area
  - Rural Lands
  - Rural Economic Development Area
  - Villages and Hamlets
  - Dry Employment Area
  - Rural Commercial





# Urban System

- Demonstrates how the Town Structure will be implemented in the Town's Urban Areas
- Provides interim land use designations and policies
- Land use designations and policies to be implemented through secondary planning in the New Community Areas and New Employment Areas, including Centres and Corridors
- New structure for designations, with clear permissions



## Part F



# Parts G and H



## Implementation

- Provides direction for official plan amendments, including site-specific OPAs, secondary plans and block plans
- Sets out clear development application requirements
- Provides public notice and engagement policies and Indigenous engagement policies
- Includes monitoring policies and an updated glossary

## Site-specific Policies

- Will carry forward existing site-specific policies, where appropriate

## Secondary Plans



# Next Steps

- **October 2, 2023** comments are due to [opreview@caledon.ca](mailto:opreview@caledon.ca)
- Staff reviews comments and updates the draft Official Plan
- **Targeting Late 2023**  
Staff recommends Official Plan for Council adoption