

# Public Meeting Information Report

## Planning Department

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**Public Meeting:** March 5, 2024 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:**

A Public Meeting is held for Planning staff to 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 recommendation or decision on the Draft Future Caledon Official Plan at the 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 can request to be notified when this matter is brought back to Council at a future date. 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 these applications.

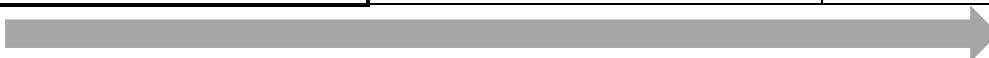
### **Proposal Information:**

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 (see Figure 1). 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). The Bolton Secondary Plan is on track to be completed in Phase 2 of the Official Plan Review.

**Figure 1: Future Caledon Official Plan Review - Phasing**

<b>Phase 1 (Current Draft)</b>	<b>Phase 2</b>	<b>Phase 3</b>
<ul style="list-style-type: none"><li>• Vision and Guiding Principles</li><li>• Town Structure</li><li>• Growth Management Policies</li><li>• Natural Environment System and Open Space Policies</li><li>• Rural System Policies</li><li>• Urban System Policies</li><li>• Implementation Policies</li></ul>	<ul style="list-style-type: none"><li>• More Intensification and Major Transit Station Area Policies</li><li>• Mineral Aggregate Resources Policies</li><li>• Truck Parking and Goods Movement Policies</li><li>• Bolton Secondary Plan (Review, Update and Consolidation of the Existing Bolton Secondary Plans)</li><li>• Downtown Bolton Special Policy Area</li></ul>	<ul style="list-style-type: none"><li>• More Secondary Plan Reviews</li><li>• New Secondary Plans</li></ul>

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The February 2024 draft of the Future Caledon Official Plan reflects the August 2023 draft with some important revisions to respond to public and agency comments, and additional planning analysis. A track changes version is available at [haveyoursaycaledon.ca/official-plan-review](https://haveyoursaycaledon.ca/official-plan-review). The edits address certain Provincial and Regional Official Plan conformity issues, feedback from internal staff, agencies, Indigenous Nations and stakeholders, 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 1978 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:

- lands identified as Rural Service Centre on Schedule A1 to the 1978 Official Plan, as amended, including:
  - the Bolton settlement area, including the Downtown Bolton special policy 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 1978 Official Plan, as amended;
  - the Caledon East secondary plan area as depicted on Schedule D to the 1978 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 1978 Official Plan, as amended;
- the Tullamore secondary plan area as depicted on Schedule N to the 1978 Official Plan, as amended;
- the Palgrave Estate Residential Community secondary plan area as depicted on Schedules G, H and I to the 1978 Official Plan, as amended;
- Inglewood Village plan area as depicted on Schedule M to the 1978 Official Plan, as amended;
- the Sandhill settlement area as depicted on Schedule T to the 1978 Official Plan, as amended;
- the Victoria Business Park land use plan area as depicted on Schedule R to the 1978 Official Plan, as amended;
- mineral aggregate resources Town-wide, including:
  - lands designated Extractive Industrial Area on Schedule A to the 1978 Official Plan, as amended;
  - lands identified as CHPMARA (i.e., Caledon High Potential Mineral Aggregate Resource Area) or Licensed Pit/Quarry on Schedule L to the 1978 Official Plan, as amended; and,
  - lands identified as sand and gravel or bedrock resource fragments on Appendix II to the 1978 Official Plan, as amended.
- The Future Caledon Official Plan applies a separate policy framework and land use pattern Town-wide, except where the 1978 Town of Caledon Official Plan, as amended, remains in effect in accordance with draft Official Plan Policy 1.2.1.

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.

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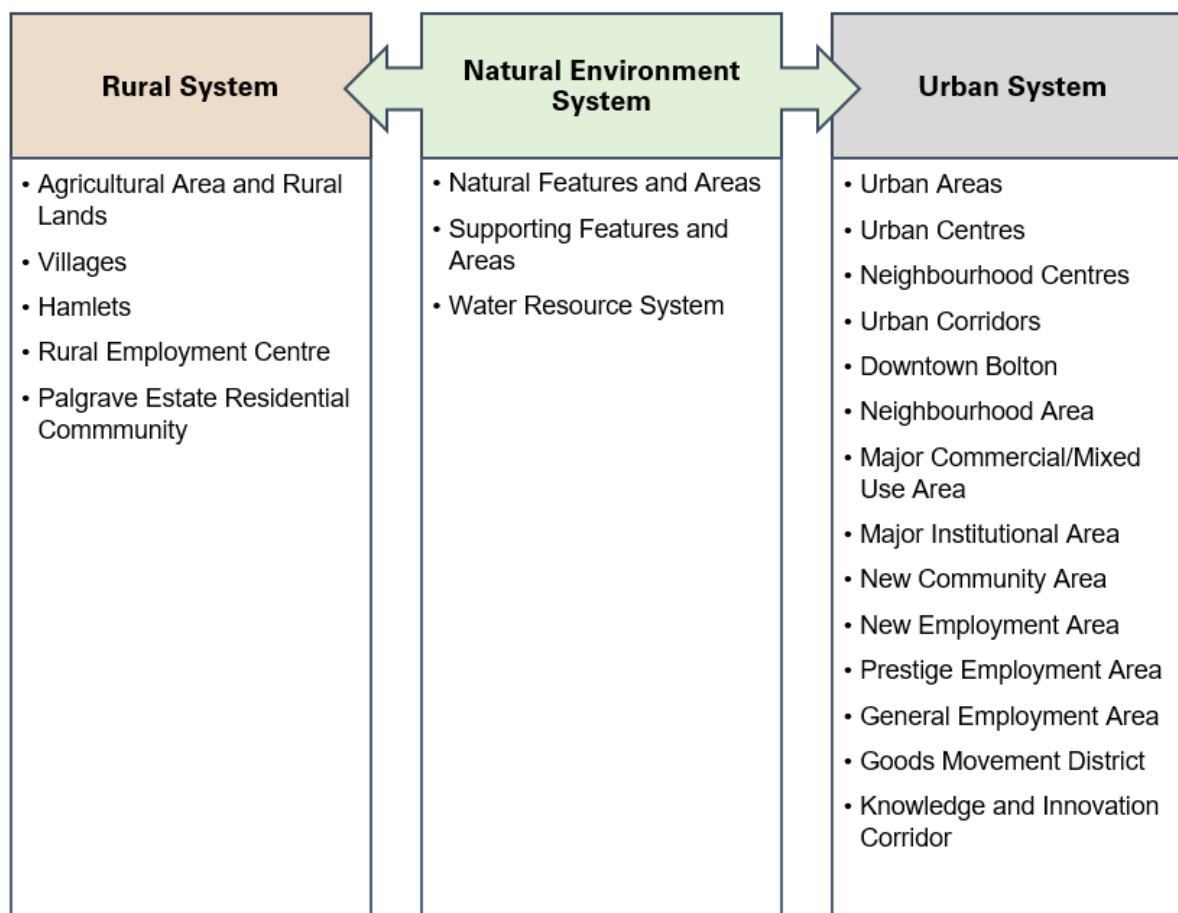
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### Overview of the new draft Future Caledon Official Plan

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. Revised Provincial policy is anticipated in the near future and the Official Plan will be updated to conform to those policies in a future phase.

The Plan is intended to be streamlined and easy to navigate, especially since it is expected that the document will primarily be accessed online. Land use planning in Caledon is complex due to the number of applicable Provincial Plans, natural features and resources, and urban and rural areas. This new Official Plan will help ensure the protection of natural features and agriculture, and where urban development is allowed, policies will be more straightforward and clear, with comprehensive design and land use policies. The Plan aims to ensure protection of what the community values, and climate change and adaptation are necessary priorities that have been woven in throughout the Plan. The Plan is organized according to a systems approach as outlined on Figure 2.

**Figure 2: Future Caledon Official Plan – Systems Approach**



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The key changes to the draft Future Caledon Official Plan from the August 2023 draft are as follows:

### Part A: Introduction

- Section 1.2 has been revised to further clarify the portions of the 1978 Official Plan, as amended, that will remain in effect once the Future Caledon Official Plan is in effect.
- Other changes were made to address interpretation matters (e.g., designation boundaries on maps).

### Part B: Managing Growth and Change

- Policy 4.4.5 has been modified to delete the reference to the Town initiating/leading secondary plan processes, to allow for approaches that involve collaboration with landowner groups.
- Additional policies related to phasing of growth have been added to Section 4.4, Growth Phasing and Coordination

### Part C: Town-wide Policies

- A new Section 5.5, Urban Forest, was added within the Climate Change chapter to support the enhancement and protection of Caledon's urban forest. The policies build on ideas throughout the Plan, and are related to those in Part G, Section 25.8, Tree Protection.
- In Section 11.3, Road Network, Policy 11.3.8 was revised to clarify that the conceptual collector road network (within the new urban area) will be confirmed or modified based on the mobility plan prepared in support of each secondary plan or development proposal.
- A new Section 11.12, Corridor Protection, was added related to the "Planned Highway 413 and Northwest GTA Transmission Corridor Protection Area" now identified on Schedule C1, Town-wide Transportation Network. The Town is required to protect the planned corridors in this area for the purposes for which they are identified (i.e., highway, infrastructure, utilities).

### Part D: Natural Environment System, Parks and Open Space

- The introduction to Chapter, 13, Natural Environment System, was replaced, and several edits were made throughout the chapter in response to comments received to improve clarity.
- Section 13.9, Natural Environment System in New Community Areas and New Employment Areas, has been revised to align with changes elsewhere in the Plan related to the confirmation of the Natural Environment System within the new urban area and secondary planning. It now references Schedules D2a and D2b (revised former Figures D4a and D4b), which incorporate mapping from the Region of Peel's 2020 Environmental Screening and Scoped Subwatershed Study for the Settlement Area Boundary Expansion (SABE) in south Caledon.
- In Policy 13.9.1, the reference to subwatershed studies being Town-led has been deleted. Now the policy requires a local subwatershed study, or equivalent study, prepared to the satisfaction of the Town, to inform the identification and refinement of the Natural Environment System within each secondary plan area and to support new development. New subsections a) and b) describe the study area for a local subwatershed or equivalent study, and the matters it should address.

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- Revisions were made in Section 16.4, Riverine Flood Plains and Special Policy Areas. It is clarified that the Downtown Bolton Special Policy Area policies in the 1978 Official Plan, as amended, will remain in effect until updated policies for that area are incorporated into the Future Caledon Official Plan through a Town-initiated official plan amendment. Other changes were made to address comments received.
- In Chapter 14, Parks and Open Space, the new Policy 14.3.1 is related to the new Schedule D8, Parks and Open Space. It clarifies that the precise distribution of all park classifications will be determined in secondary plans, tertiary plans, or other planning programs in accordance with the policies of the Plan.

### Part E: Rural System

- In Chapter 17, Agricultural Area and Rural Lands, policies about the consideration of farm event venues as on-farm diversified uses have been updated to require the enactment of a Special Events Licensing By-law prior to consideration of permitting this type of on-farm diversified use without requiring a zoning by-law amendment. This by-law would control the number, duration and intensity of special events (i.e. weddings), and would set out insurance, traffic management, and fire and life safety requirements.
- In Section 17.9, Prime Agricultural Area Designation, the policies on non-agricultural uses, and limiting their impacts on agricultural activity, have been expanded and clarified.

### Part F: Urban System

- Significant changes were made throughout this section to provide guidance for a revised approach to secondary planning, which would no longer be required to be led by the Town.
- In Chapter 21, Planning the Urban System, Policy 21.1.2 introduces the conceptual Preliminary Community Structure Plan illustrated on Figures F2a and F2b. It provides a foundation for secondary planning and development in the Urban System by identifying the locations of developable areas and community-defining elements. It incorporates applicable elements of the Town Structure, including Centres (nodes) and Corridors, natural features and areas, and the conceptual collector road network, as well as existing and planned parks and community facilities, including fire stations and active trails.
- Section 21.3, Secondary Plans, includes content relocated from Section 24.3, Secondary Plans (in Part G, Implementation), as well as new content based on input received and staff discussions. There are still related policies in Section 24.3, Secondary Plans.
- Policy 21.3.3 introduces the proposed secondary plan boundaries identified on Figure 3. The policy provides the rationale for the boundaries shown, as well as flexibility for alternate boundaries to be considered.
- Policy 21.3.4 provides for a “hybrid” approach to secondary planning, which would be landowner driven and guided by terms of reference prepared to the satisfaction of the Town.
- Section 21.4, Tertiary Plans (Community Block Plans), includes content relocated from the former Section 24.4, Block Plans, as well as new content based on input received and staff discussions. Tertiary plans would not always be required, and where required, the draft policies provide the

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potential for tertiary planning to be initiated prior to the adoption of the applicable secondary plan, and for development applications to be processed concurrent with ongoing tertiary planning.

- The policies related to secondary and tertiary planning undertaken by a landowner group would also require cost sharing among benefitting landowners.
- Section 22.3, Urban Centre Designation, and Section 22.4, Neighbourhood Centre Designation, include new and updated policies, particularly related to major transit station areas. The MTSA policies are based on the draft Caledon Major Transit Station Areas Study, which will be finalized and attached to the report recommending the adoption of the Future Caledon Official Plan.

### Part G: Implementation

- As noted above, the bulk of the content from Section 24.3, Secondary Plans, has been deleted or relocated to Section 21.3 in Part F, Urban System. The remaining content has been deleted or updated based on input received and staff discussions.
- Also noted above, the content from Section 24.4, Block Plans, has been deleted or relocated to Section 21.4, Tertiary Plans (Community Block Plans) in Part F, Urban System.
- The content from Section 24.5, Comprehensive Development Plans, has been deleted or consolidated into Section 21.4, Tertiary Plans (Community Block Plans) in Part F, Urban System. Tertiary planning could also be done in areas identified for intensification.
- Edits have been made throughout Chapter 25, Implementation Tools, to improve clarity or delete unnecessary policies.
- Section 27.2, Complete Application Requirements, has been updated based on input received.
- Section 27.3, Evaluation Criteria, has been deleted. Development applications will be evaluated based on all applicable legislation, plans and policies.

### Part H: Site-specific Policies and Secondary Plans

- No significant changes were made.

### Ongoing Review

Staff will continue to review draft policies prior to a draft being brought forward for adoption, in particular policies related to:

- Secondary planning and tertiary (block) planning
- Major transit station areas
- Pre-consultation and complete application requirements
- Transition (once the Future Caledon Official Plan is adopted)

The revised major transition station area policies are based on a draft Caledon Major Transit Station Areas Study report. Further changes may be proposed based on the final study report, which is to be attached to the staff report recommending adoption of the Future Caledon Official Plan.

Staff will continue to review policies to reduce overlap and eliminate any conflicts (e.g., urban forest and tree protection; natural environment/parks and land acquisition).

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On February 20, 2024 Bill 162, Get It Done Act, 2024 was introduced by the provincial government. The Bill contains further modifications to the Region of Peel Official Plan and proposes to reinstate some of the modifications that were previously made to the Region of Peel Official Plan in the original Ministers decision to approve the Plan. Staff are reviewing the impact of this Bill and if it comes into effect before Council considers adoption of the Future Caledon Official Plan, the draft Official Plan will be updated to reflect the legislation. Notably, this includes modifications to the boundaries of the 2051 New Area and would change some lands from Community Area to Employment Area.

### **Consultation:**

A Public Meeting advertisement was placed in the Caledon Citizen on February 1, 2024 and February 8, 2024.

The Notice was posted on the Town's website and emailed to all those on the Future Caledon notification list (over 2100 individuals). Consultation with Indigenous Nations has occurred and staff expect ongoing engagement and further input.

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 is an updated version of a draft released August 31, 2023.

There have been additional drafts and rounds of public engagement on this draft Official Plan and a number of submissions were made through previous consultation opportunities. As the format of the plan has evolved significantly from the initial version, detailed responses cannot be provided to comments received on previous drafts. The comments provided were reviewed by staff and considered throughout the iterations of this project. Draft responses have been prepared and are included as Schedule B to this report.

Input from agencies has been received and comments have been reviewed internally and addressed wherever possible. Discussions with the Region of Peel, Credit Valley Conservation, Toronto and Region Conservation Authority, are ongoing regarding their input.

### **Next Steps:**

If you wish to be notified of the decision of Council on the adoption of the proposed Future Caledon Official Plan, you must make a written request to the Planning Department of the Town of Caledon, by email to [planning@caledon.ca](mailto: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 Future Caledon Official Plan is adopted, 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 Future Caledon Official Plan is adopted, the person or public body may not be added as a party to the hearing of an



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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 Strategic Policy Planning staff below:

- Bailey Loverock, Senior Policy Planner, Official Plan Review Lead, at 905.584.2272 x. 4274 or via email to [bailey.loverock@caledon.ca](mailto: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](mailto:lesley.gillwoods@caledon.ca)

### **Attachments:**

- Schedule A: Official Plan, February 2024
- Schedule B: Draft Submissions and Responses