



2024 Draft Official Plan

Public Meeting
March 5, 2024



Notification

- Notification of the public meeting was provided in accordance with the Planning Act
- Newspaper ads were run in the Caledon Citizen on February 1 and February 8, 2024.
- Notice was provided more than 20 days in advance of the public meeting to the stakeholder notification list, Have Your Say Caledon users, and agencies prescribed in the Planning Act

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 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)
- Bolton Special Policy Area

Phase 3

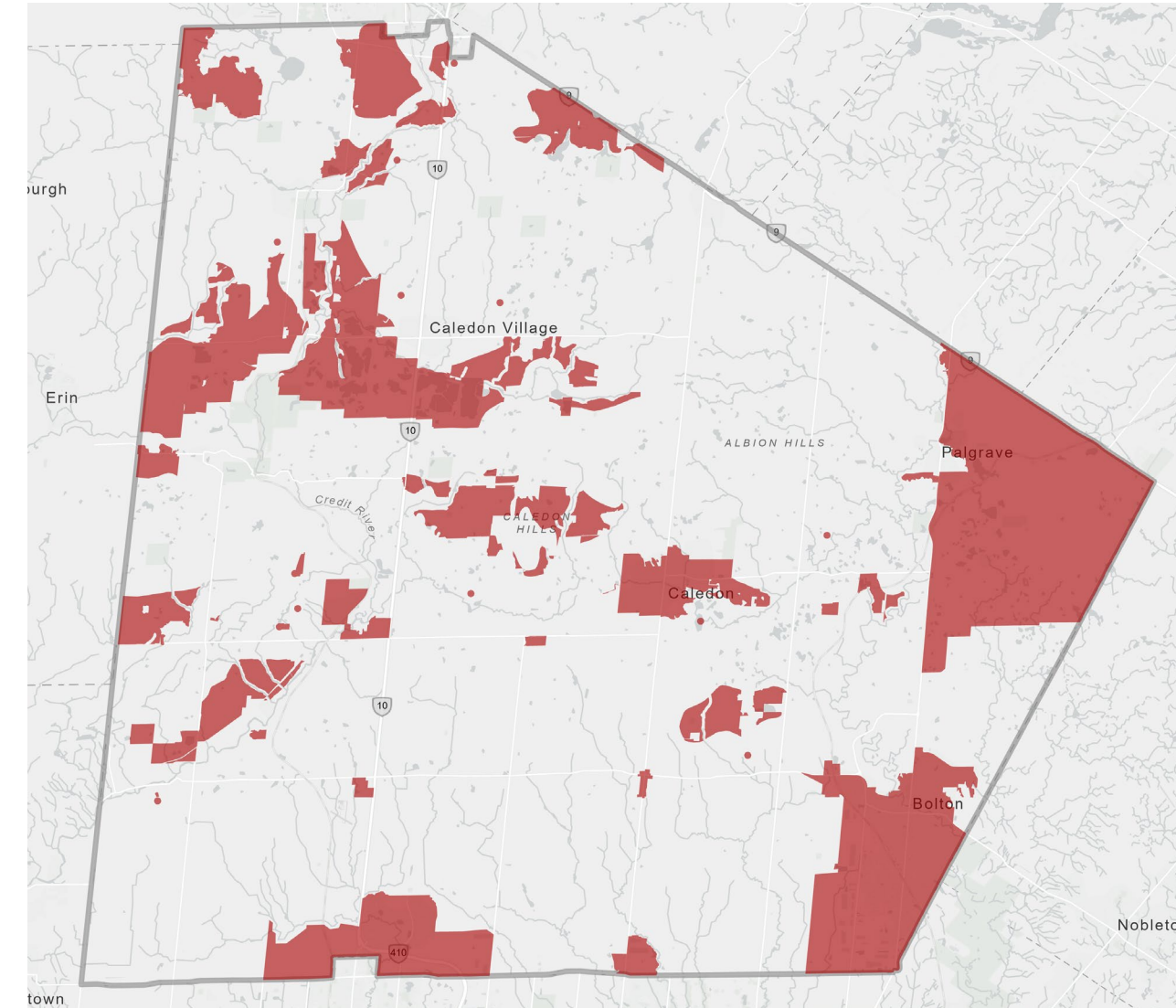
- More Secondary Plan Reviews
- New Secondary Plans

2024



Existing Plan Remaining in Effect

- 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 plans
 - the Caledon East, Mayfield West, Mayfield West Phase 2, and Snell's Hollow and secondary plan areas
- the Tullamore, Palgrave Estate Residential Community, Inglewood Village, Sandhill settlement areas and Victoria Business Park area
- mineral aggregate resources Town-wide, including:
 - lands designated Extractive Industrial Area, lands identified as CHPMARA (i.e., Caledon High Potential Mineral Aggregate Resource Area) or Licensed Pit/Quarry
 - lands identified as sand and gravel or bedrock resource fragments



Part B and Part G of Future Caledon Official Plan will apply to all areas, 1978 Official Plan, as amended to continue to apply to all areas noted in red.

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
- Changes from previous draft: clarification of where existing Official Plan will remain in effect, interpretation matters



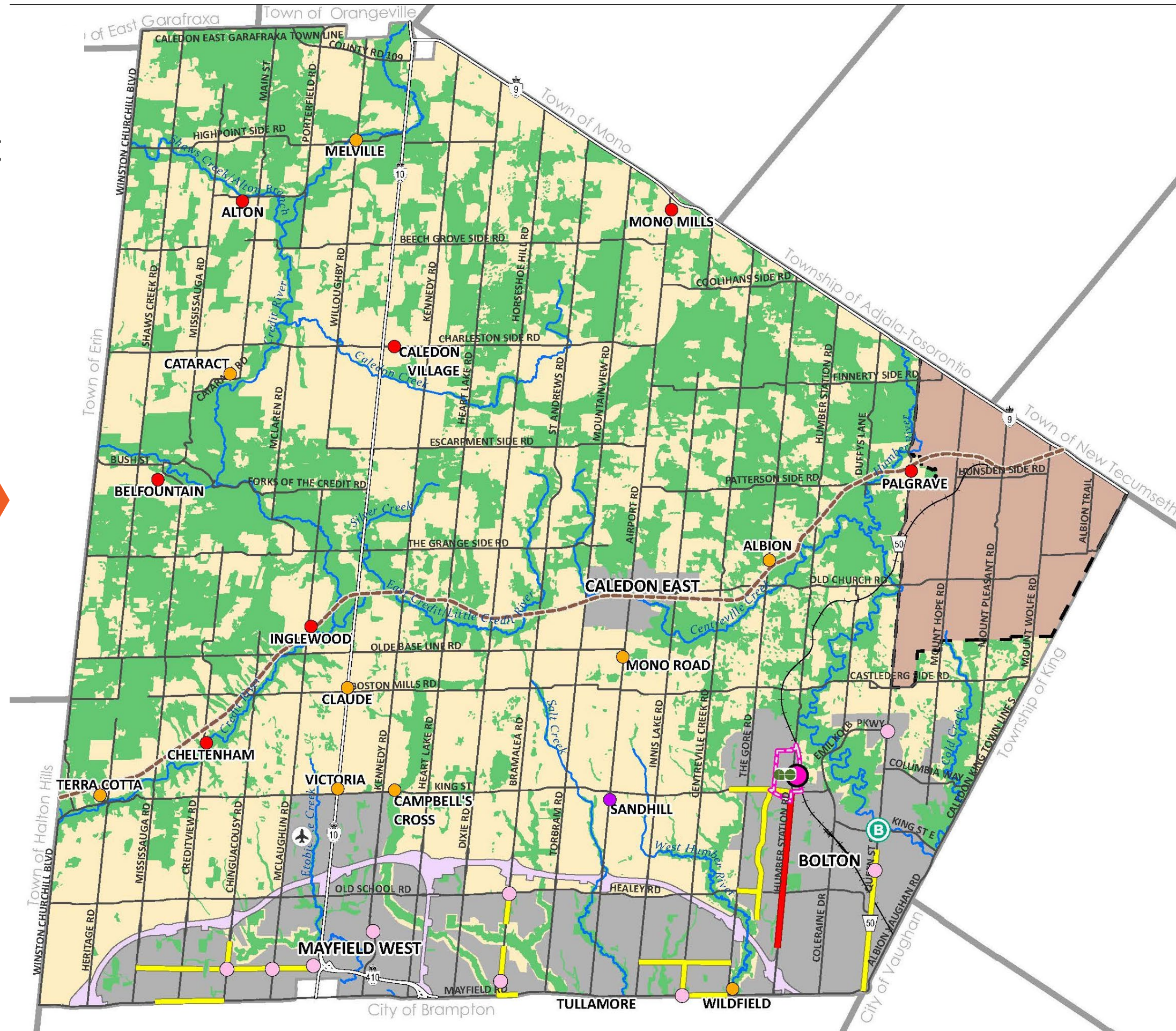
Part A



Town Structure

- Natural Environment System
- Rural System
- Urban System

Part B



Urban System

- Brampton-Caledon Airport
- Future Caledon GO Station
- Downtown Bolton
- Urban Centre
- Neighbourhood Centre
- Urban Corridor
- Knowledge and Innovation Corridor
- Primary Major Transit Station Area
- Urban Area

Rural System

- Village
- Hamlet
- Rural Employment Centre
- Palgrave Estate Residential Community
- Agricultural Area and Rural Lands

Natural Environment System

- Natural Features and Areas

Other Map Elements

- Caledon Trailway
- Planned Highway 433 Transportation Corridor

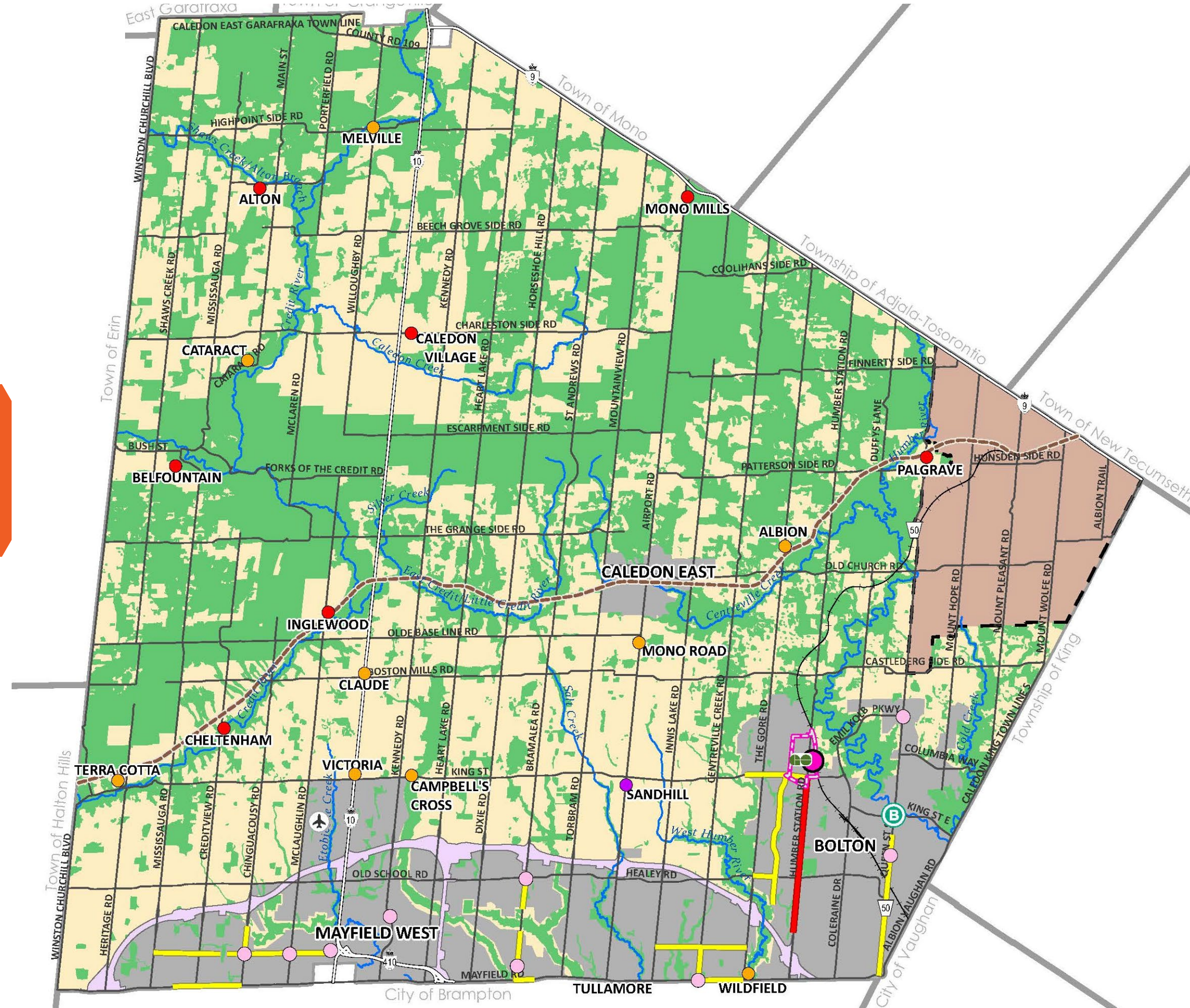


Date of print: 2/12/2024
Sources: Town of Caledon, Regional Municipality of Peel
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This map forms part of the Future Caledon Official Plan of the Town of Caledon and must be read in conjunction with the text, other schedules and secondary plans. The boundaries/alignments of designations on this schedule are approximate and are not intended to be scaled.

Bill 162 – Proposed

Part B



Urban System

- Brampton-Caledon Airport
- Future Caledon GO Station
- Downtown Bolton
- Urban Centre
- Neighbourhood Centre
- Urban Corridor
- Knowledge and Innovation Corridor
- Primary Major Transit Station Area
- Urban Area

Rural System

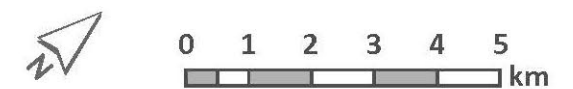
- Village
- Hamlet
- Rural Employment Centre
- Palgrave Estate Residential Community
- Agricultural Area and Rural Lands

Natural Environment System

- Natural Features and Areas

Other Map Elements

- Caledon Trailway
- Planned Highway 413 Transportation Corridor



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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
- Changes from previous draft: growth phasing and coordination policies added



Part B

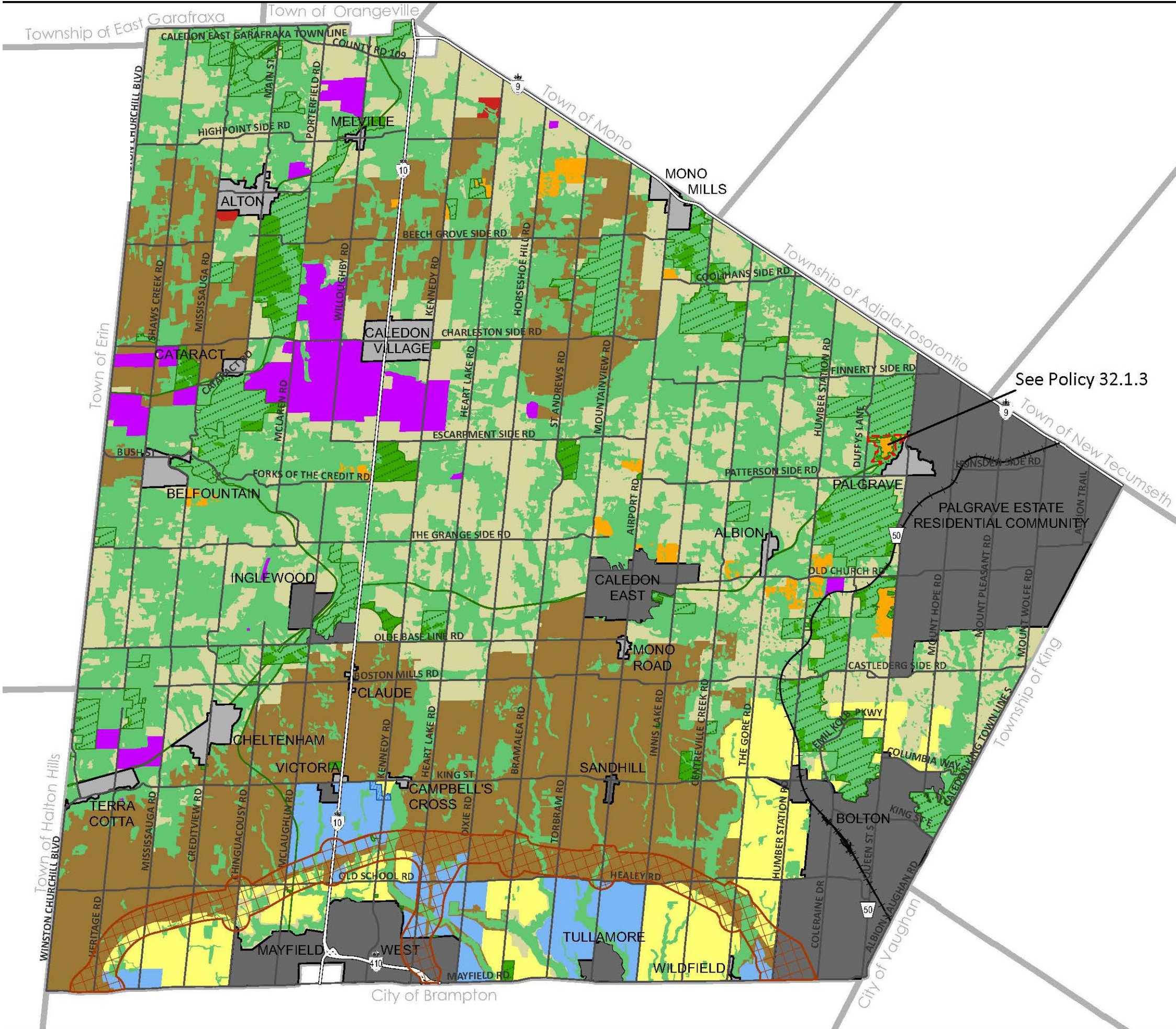


	2021	2051
Population	81,000	300,000
Households	24,000	90,000
Employment	32,000	125,000

Land Use Designations

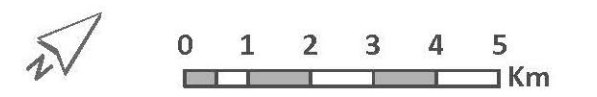
Part B

Schedule B4 Land Use Designations



See Policy 32.1.3

- Land Use**
-  Extractive Industrial Area
 -  Rural Economic Development Area
 -  Estate Residential Area
 -  New Community Area
 -  New Employment Area
 -  Prime Agricultural Area
 -  Rural Lands
 -  Parks and Open Space
 -  Natural Features and Areas
 -  Campbell's Cross Transition Area
- Other Map Elements**
-  Reddington Retirement Community
 -  Planned Highway 413 and NWGTA
 -  Transmission Corridor Protection Area
 -  Refer to Part A, Section 1.2
 -  See Schedules E2 to E11 for Land Use Designations



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Town-wide Policies

Part C addresses policies related to:

- Climate change
- Cultural heritage
- Design
- Economic opportunities
- Housing
- Public service facilities
- Infrastructure
- Transportation
- Changes from previous draft: urban forest section added, modifications to policies addressing the conceptual collector road network, and corridor protection

Part C



Natural Environment System

- Natural Environment System approach focused on Natural Features and Areas, Supporting Features and Areas and Water Resource System protection and enhancement
- Source Water Protection
 - 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
- Changes from previous draft: language related to subwatershed studies or equivalent, natural environment system in new community areas and new employment areas, overall clarity



Part D



Parks and Open Space

- Parks and Open Space designation
- Continuous and linked systems
- Implementation of Parks and Recreation Strategic Plan
- Changes from previous draft: new Schedule D8 Parks and open Space



Part D



Part E

Rural System

- 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 Area
- Changes from previous draft: policies about the consideration of farm event venues as on-farm diversified uses, policies on non-agricultural uses



Urban System

- Demonstrates how the Town Structure will be implemented in the Town's Urban Areas
- 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
- Changes from previous draft: revised approach to secondary planning, introduction of preliminary community structure plan, proposed secondary plan boundaries, tertiary plan policies, major transit station area policies, permitted heights in Neighbourhood Centres



Part F



Parts G and H



Implementation

- Direction for official plan amendments, including site-specific OPAs, secondary plans and block plans
- Clear development application requirements
- Public notice and engagement policies and Indigenous engagement policies
- Includes monitoring policies and a glossary
- Changes from previous draft: some policies deleted or relocated to Part F, revisions to complete application requirements, updates to glossary

Site-specific Policies

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

Secondary Plans

Ongoing Review

- Bill 162
- 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)
- Overlap and conflicts

Next Steps

- **March 7, 2024**
Comments are due to opreview@caledon.ca
- **March 19, 2024**
Staff recommends Official Plan for Council adoption