

Schedule B to Public Meeting Information Report: Proposed Future Caledon Official Plan

Public Submissions and Responses (DRAFT)

The **Index** below assigns a number (#) to each public submission about the Future Caledon Official Plan. It then indicates the page location of the related entry in the **Submissions and Responses Table** (Part A pages A5-A50), as well as the page location of the full submission (Part B pages B1-B539).

Note: Some earlier submissions are about the June 2023 Draft, but the majority are about the August 2023 Draft. Any references to specific policy/section or schedule numbers may no longer be accurate because of changes in more recent drafts.

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1	Don Given, Malone Given Parsons, on behalf of Royal Glen Eagle Investments Limited	Jun. 14, 2023	A5	B1
2	Linda Van Leeuwen	Jun. 21, 2023	A5	B5
3	Patricia Rosch	Jun. 23, 2023	A5	B6
4	Kim Bayley	Jun. 26, 2023	A6	B9
5	Tony Sevelka	Jun. 26, 2023	A6	B11
6	Mauro Peverini, Solmar	Jul. 11, 2023	A6	B35
7	Neal Deruyter, MHBC, on behalf of James Dick Construction Ltd.	Jul. 13, 2023	A7	B39
8	Mark Krapez on behalf of Krapez Estate Vineyards	Jul. 19, 2023	A7	B44
9	Jennifer Staden, Glen Schnarr and Associates Inc., on behalf of Anatolia Investments Corp. (Banty's Roost Golf Course)	Jul. 24, 2023	A7	B49
10	Rob MacFarlane, Zelinka Priamo Ltd., on behalf of Choice Properties	Jul. 27, 2023	A8	B69
11	Rob MacFarlane, Zelinka Priamo Ltd., on behalf of 8281 Healey Road GP Limited ("One Properties")	Jul. 27, 2023	A9	B74
12	Rob MacFarlane, Zelinka Priamo Ltd., on behalf of Rock Developments	Jul. 27, 2023	A10	B81
13	Jonathan Rodger, Zelinka Priamo Ltd., on behalf of BoltCol Holdings North Inc. and BoltCol Holdings South Inc.	Jul. 31, 2023	A11	B86
14	Mark Bozzo, Queenscorp Group	Aug. 1, 2023	A12	B94
15	Jason Afonso, Glen Schnarr and Associates Inc., on behalf of the Alloa Landowner Group	Aug. 3, 2023	A12	B98
16	Mike Bissett, Bousfields Inc.	Aug. 15, 2023	A13	B109

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17	Mara Samardzic, Sundial Homes	Aug. 21, 2023	A13	B121
18	Karen Bennett, Glen Schnarr and Associates Inc., on behalf of Gold Humber Station Inc.	Aug. 23, 2023	A14	B136
19	Karen Bennett, Glen Schnarr and Associates Inc., on behalf of Flato Gore Meadows Holdings Inc. and 14106 The Gore Road Inc.	Aug. 23, 2023	A15	B150
20	Paul Lowes, SGL, on behalf of Wildfield Village Landowners Group	Aug. 23, 2023	A16	B164
21	Andrew Lam, Delta Urban, on behalf of Aecon Infrastructure Management Inc.	Aug. 25, 2023	A16	B167
22	Matthew Cory, Malone Given Parsons Ltd., on behalf of Brookvalley Project Management Inc.	Sep. 14, 2023	A17	B171
23	Matthew Cory, Malone Given Parsons Ltd., on behalf of Brookvalley Project Management Inc.	Sep. 18, 2023	A17	B178
24	Andre Leitert	Sep. 19, 2023	A18	N/A
25	Cheryl Connors	Sep. 19, 2023	A19	N/A
26	Ian Sinclair	Sep. 19, 2023	A20	N/A
27	Julio Dinuzzo, on behalf of Carbonia 2000 Inc.	Sep. 19, 2023	A21	N/A
28	Kathleen Wilson	Sep. 19, 2023	A22	N/A
29	Matthew Cory, Malone Given Parsons Ltd., on behalf of Geranium to Mayfield Golf Course Inc.	Sep. 19, 2023	A23	N/A
30	Mary Bull	Sep. 19, 2023	A23	B185
31	Mike Bissett, Bousfields Inc., on behalf of Bolton North Hill Landowners Group	Sep. 19, 2023	A24	B193
32	Neal Deruyter, MHBC, on behalf of 2772747 Ontario Inc.	Sep. 19, 2023	A24	B199
33	Patricia Franks, CAFFI	Sep. 19, 2023	A25	B201
34	Ryan Guetter, Weston Consulting	Sep. 19, 2023	A25	N/A
35	Sherry Brioschi	Sep. 19, 2023	A26	N/A
36	N/A	N/A	N/A	N/A
37	Ralph Grittani, RG Consulting Inc., on behalf of HS72 CTB INC.	Sep. 27, 2023	A26	B203
38	Harman Swaich	Sep. 28, 2023	A26	B205
39	Kevin Nunn, Weston Consulting, on behalf of 4 Walker Road	Sep. 28, 2023	A27	B206
40	Martin Quarcoopome, Weston Consulting, on behalf of McColl Drive Property Owners	Sep. 28, 2023	A27	B212
41	Roger Payne	Sep. 28, 2023	A27	B221
42	Tomas Glancy, MHBC, on behalf of Acorn Bolton Inc.	Sep. 28, 2023	A28	B222

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43	Andrew Lam, Delta Urban, on behalf of Aecon Infrastructure Management Inc.	Sep. 29, 2023	A28	B230
44	Rob MacFarlane, Zelinka Priamo Ltd., on behalf of Choice Properties	Sep. 29, 2023	A29	B236
45	Rob MacFarlane, Zelinka Priamo Ltd., on behalf of Rock Development	Sep. 29, 2023	A30	B242
46	Draga Barbir, Barbir & Associates, on behalf of 2733349 Ontario Inc.	Sep. 29, 2023	A30	B247
47	John Corbett, Corbett Land Strategies, on behalf of the Muzzo Group of Companies	Sep. 29, 2023	A30	B250
48	Jonathan Rodger, Zelinka Priamo Ltd., on behalf of BoltCol Holdings North Inc. and BoltCol Holdings South Inc.	Sep. 29, 2023	A31	B269
49	Michael Boyd	Sep. 29, 2023	A31	B276
50	Ralph Grittani, RG Consulting Inc., on behalf of various clients	Sep. 29, 2023	A32	B277
51	N/A	N/A	N/A	N/A
52	Scott Borden, Armstrong Planning, on behalf of QuadReal Property Group	Oct. 1, 2023	A32	B292
53	Scott Borden, Armstrong Planning, on behalf of Tribal Partners Canada Inc. Amazon Canada and QuadReal Property Group	Oct. 1, 2023	A33	B294
54	Amar Sohi	Oct. 2, 2023	A33	B297
55	Rob MacFarlane, Zelinka Priamo Ltd., on behalf of 8281 Healey Road GP Limited ("One Properties")	Oct. 2, 2023	A34	B298
56	Eric Strauss, Amazon	Oct. 2, 2023	A35	B304
57	Ryan Guetter, Weston Consulting, on behalf of Tullamore Industrial GP Limited	Oct. 2, 2023	A35	B308
58	David Igelman, Design Plan Services Inc., on behalf of the property owners of 18314 and 18309 Hurontario Street	Oct. 2, 2023	A36	B311
59	Debbie Davis	Oct. 2, 2023	A36	B316
60	Elizabeth Howson, Macaulay Shiomi Howson Ltd., on behalf of Argo Development Corporation	Oct. 2, 2023	A37	B318
61	James Newlands, MHBC, on behalf of Lafarge Canada Inc.	Oct. 2, 2023	A37	B330
62	Jennifer Staden, Glen Schnarr and Associates Inc., on behalf of Anatolia Investments Corp.	Oct. 2, 2023	A38	B332
63	Colin Chung, Glen Schnarr and Associates Inc., on behalf of Kennedy King Holdings Inc.	Oct. 2, 2023	A38	B356
64	Colin Chung, Glen Schnarr and Associates Inc., on behalf of TACC Developments (Armstrong) Ltd.	Oct. 2, 2023	A39	B363
65	Colin Chung, Glen Schnarr and Associates Inc., on behalf of Ten King Holding Inc.	Oct. 2, 2023	A39	B372

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66	Jason Afonso, Glen Schnarr and Associates Inc., on behalf of the Alloa Landowner Group	Oct. 2, 2023	A40	B379
67	Karen Bennett, Glen Schnarr and Associates Inc., on behalf of Flato Gore Meadows Holdings Inc.	Oct. 2, 2023	A40	B390
68	Karen Bennett, Glen Schnarr and Associates Inc., on behalf of Gold Humber Station Inc.	Oct. 2, 2023	A41	B400
69	Matthew Kruger, Smartcentres	Oct. 2, 2023	A41	B410
70	Michelle Harris, Gagnon Walker Domes, on behalf of 1000250818 Ontario Inc.	Oct. 2, 2023	A42	B412
71	Ryan Guetter, Weston Consulting, on behalf of the Simpson Road Landowners Group Inc.	Oct. 2, 2023	A42	B422
72	Ralph Grittani, RG Consulting Inc., on behalf of CVCR Holdings Inc.	Oct. 2, 2023	A42	B429
73	Steven Silverberg, Cedar City Developments	Oct. 2, 2023	A43	B432
74	Trevor Hall, DG Group	Oct. 2, 2023	A43	B438
75	Ed Sajecki, Sajecki Planning Inc., on behalf of Longridge Partners	Oct. 3, 2023	A44	B439
76	Michael Bissett, Bousfields Inc., Bolton North Hill Landowners Group	Oct. 3, 2023	A44	B445
77	Sandra Patano, Weston Consulting, on behalf of the property owners of PT LT 22 CON 6 EHS, CHINGUACOUSY	Oct. 3, 2023	A45	B449
78	Mark and Kate Honey	Oct. 3, 2023	A45	B454
79	Michael Goulding	Oct. 3, 2023	A45	B455
80	Matthew Cory, Malone Given Parsons, on behalf of Mayfield Golf Course Inc. and Tullamore Industrial GP Limited	Oct. 3, 2023	A46	B456
81	Jane Thompson	Oct. 6, 2023	A47	B462
82	Paul Lowes, SGL, on behalf of Wildfield Village Landowners Group	Oct. 12, 2023	A48	B464
83	Jay Barwell	Oct. 18, 2023	A48	B466
84	Michael Hensel, C.F Crozier & Associates Inc., on behalf of the Alloa Landowners Group	Nov. 13, 2023	A49	B467
85	Patrick Pearson, Glen Schnarr and Associates Inc., on behalf of the property owners of 15344 Hurontario St	Nov. 13, 2023	A49	B470
86	Patrick Pearson, Glen Schnarr and Associates Inc., on behalf of King On Kennedy 15 Holding Inc.	Nov. 29, 2023	A50	B535
87	Neal Deruyter, MHBC, on behalf of James Dick Construction Ltd.	Jan. 15, 2024	A50	B537

Submissions and Responses Table

#	Source	Submission Summary	Response
1	Don Given, Malone Given Parsons, on behalf of Royal Glen Eagle Investments Limited	<p>This written submission is on behalf of the owner of the Glen Eagle Golf Club at 15731 Highway 50. It includes comments about the land use designations, policies and mapping within the Palgrave Estate Residential Community Secondary Plan.</p> <p>To see the full submission, go to page B1.</p>	This submission will be considered when the Palgrave Estate Residential Community Secondary Plan is under review. That secondary plan, and others, will be reviewed and updated through an upcoming stage of the Official Plan Review. The secondary plan under the existing Town of Caledon Official Plan will continue to apply until updated policies are added to the Future Caledon Official Plan through an official plan amendment.
2	Linda Van Leeuwen	<p>This written submission requests that “a few parking spaces for cars next to the road” be provided with new parkland for people who do not live within walking distance.</p> <p>To see the full submission, go to page B5.</p>	The draft Future Caledon Official Plan provides for available street parking in new neighbourhoods adjacent to parks and on surrounding streets.
3	Patricia Rosch	<p>This written submission is about the Town’s draft Strategic Plan 2023-2035 and the June 2023 Draft Future Caledon Official Plan. It is focused on the impacts of the mineral aggregate industry on the vision and objectives/directions for the future of Caledon. It includes comments about impacts to the transportation network and traffic, the trail system, other business operations, the Town’s financial model, property values, and the environment (air and watersheds).</p> <p>To see the full submission, go to page B6.</p>	The Town is currently reviewing and examining how to update and improve its mineral aggregate policies through a separate Supplementary Aggregate Resources Policy Study . That study will build on the Joint Peel-Caledon Aggregate Resources Review, which was part of the Region of Peel Official Plan Review, and will be completed by Fall 2024. The mineral aggregate policies in the existing Town of Caledon Official Plan will continue to apply until updated policies are added to the Future Caledon Official Plan through an approved official plan amendment.

#	Source	Submission Summary	Response
4	Kim Bayley	<p>This written submission is about truck parking, goods movement, housing, and climate change.</p> <p>To see the full submission, go to page B9.</p>	<p>The draft housing policies seek to increase housing stock and the diversity of housing types and tenures to improve affordability. They also establish requirements for residential development applications over certain thresholds to demonstrate compliance with Regional housing objectives, targets and policies.</p> <p>New policies related to truck parking and goods movement will be developed in the next stage of the Official Plan Review. A study is to be initiated this year to assess the location of goods movement uses and make recommendations. This study and proposed policies will be made available for public review and comments before an amendment to the Future Caledon Official Plan is recommended.</p> <p>The draft Future Caledon Official Plan aims to achieve a low-carbon future by reducing greenhouse gas emissions in the Town by 36 per cent below 2016 levels by 2030 and net-zero emissions by 2050. This will be done through mitigation policies such as landscaping requirements that promote tree planting through the development application process and in public parks.</p>
5	Tony Sevelka	<p>This written submission is about the long-term protection of the environment and water resources, supported by policies from a City of Barrie Official Plan Amendment.</p> <p>To see the full submission, go to page B11.</p>	<p>The draft Future Caledon Official Plan has been prepared to conform or be consistent with all relevant Provincial and Regional policies.</p> <p>The Town is currently reviewing and examining how to update and improve its mineral aggregate policies through a separate Supplementary Aggregate Resources Policy Study. That study will build on the Joint Peel-Caledon Aggregate Resources Review, which was part of the Region of Peel Official Plan Review, and will be completed by Fall 2024. The mineral aggregate policies in the existing Town of Caledon Official Plan will continue to apply until updated policies are added to the Future Caledon Official Plan through an approved official plan amendment.</p>
6	Mauro Peverini, Solmar	<p>This written submission requests that the lands in the southwest quadrant of Humber Station Road and Healey Road, north of the proposed Highway 413, be designated as an employment area.</p> <p>To see the full submission, go to page B35.</p>	<p>In the current draft Future Caledon Official Plan, these lands remain designated as New Community Area, in conformity with the Region of Peel Official Plan as approved by the Minister. Council and staff are aware of the interest in developing this area for employment uses, in accordance with the Town's 2022 Growth Concept. However, in response to the Bill 150 changes, Council supported this area remaining as a Community Area, which could include employment uses.</p>

#	Source	Submission Summary	Response
7	Neal Deruyter, MHBC, on behalf of James Dick Construction Ltd.	<p>This written submission requests a correction to Schedule B4, Town-wide Land Use, of the June 2023 Draft, to reflect Ontario Municipal Board and Ontario Land Tribunal approvals related to the company's Erin Pit on Winston Churchill Boulevard.</p> <p>To see the full submission, go to page B39.</p>	<p>Schedule B4 has been revised and is consistent with JDCL's comment on this, dated July 13th, 2023.</p>
8	Mark Krapez on behalf of Krapez Estate Vineyards	<p>This written submission is requesting a review of the mapping boundary of significant woodlands on the property known as 2521 Escarpment Side Road, and the policies about farm size/scale and how they apply to on-farm diversified uses.</p> <p>To see the full submission, go to page B44.</p>	<p>The subject lands are designated "Natural Features and Areas" on draft Schedules B1, B4 and D1, and "Significant Woodland" on draft Schedule D2 in accordance with draft policies 13.1, 13.2, 13.3, as well as Region of Peel Official Plan Schedules C-1 and C-2, and Region of Peel Official Plan policies 2.14, Table 1 and 7.3. The extent of significant woodlands identified in the subject area appears to reaffirm the current draft designation of the lands.</p> <p>The policies about on-farm diversified uses have been updated.</p>
9	Jennifer Staden, Glen Schnarr and Associates Inc., on behalf of Anatolia Investments Corp. (Banty's Roost Golf Course)	<p>This written submission is on behalf of Banty's Roost Golf Club owner at 12600 Bramalea Road (about 75 hectares). It includes requests for modifications to draft mapping and land use designations, as well as policies related to secondary planning, designated greenfield areas, intensification, settlement area boundary expansions, climate change, green development standards, parkland, and implementation.</p> <p>To see the full submission, go to page B49. It is related to Submission #62.</p> <p>Comments are provided about:</p> <p>Policies 4.2.2, 4.3.1, 4.5.1, 4.5.3, 4.5.4, 4.5.6, 4.5.7, 4.6.1, 4.6.2, 5.1 b), 5.2.4, 5.4, 5.4.1, 7.1 a), 7.1 b) iv), 7.2.10, 7.8.2, 7.8.3, 7.9.4, 7.9.9, 7.10.2, 9.11.1, 12.8, 14.6.2, 22.5.3, 23.4.4, 24, 24.1.3, 24.2.3, 24.4, 24.4.1, 27.3.2</p>	<p>Some comments noted concerns with draft policies that conform with requirements set out in the Region of Peel Official Plan (e.g., minimum density requirements).</p> <p>The Town's Green Development Standards are being developed alongside the Official Plan and will be brought to council for endorsement following the adoption of this plan. These standards are designed to ensure best practices in land use planning and building are applied to meet the Town/Province's climate goals. These standards have flexibility built in and are tailored to fit different development applications. The requirement is the submission of identified materials as a part of a complete application.</p> <p>The Town is working on an Energy and Emissions for Growth Areas Study that will develop a framework to implement climate change studies required by the Regional Official Plan.</p> <p>The comments about new public parks and open space are noted.</p> <p>The policies related to official plan amendments, secondary planning, and tertiary planning have been revised.</p> <p>The comments related to design have been noted and were considered in the review and refinement process of Chapter 7.</p>

#	Source	Submission Summary	Response
10	Rob MacFarlane, Zelinka Priamo Ltd., on behalf of Choice Properties	<p>This written submission is about properties at 487 Queen Street South, 99 McEwan Drive East, 0 and 12245 Torbram Road, and 12542 Airport Road. It includes comments on land use designations, the Neighbourhood Centre designation, providing flexibility in policy language, and minor variances.</p> <p>To see the full submission, go to page B69. It is similar to Submission #44.</p> <p>Comments are provided about:</p> <p>Schedules A1, B1, B2, B4, C1, C2.</p> <p>Policies 7.5.3, 7.8.4, 7.8.6, 7.9.2, 7.9.3, 7.9.7, 7.9.9, 7.9.10, 7.10.1, 11.6.1-11.6.10, 12.7.2, 21.2.2, 22.4.1, 22.4.3 f), 23.5.2 a), 24.5.1, 25.4.2.a)</p>	<p>The draft Schedule B1, Town Structure, identifies areas where population and employment growth are planned to be accommodated. The Neighbourhood Centre identified on Queen St. S. indicates that intensification is planned in this general location. The extent of this Neighbourhood Centre will be determined through the Bolton Secondary Plans Review. The ongoing Bolton Secondary Plans Review will recommend updated, and detailed, land use policies for the Bolton settlement area to be added to the Future Caledon Official Plan. In the meantime, the secondary plan policies in the existing Town of Caledon Official Plan continue to apply to 487 Queen St. S. and 99 McEwan Dr. This submission will also be considered as part of the Bolton Secondary Plans Review.</p> <p>The Neighbourhood Centre designation has been revised to allow for heights up to 12 storeys.</p> <p>Right-of-way requirements have been updated in accordance with the Town's most current Multi-modal Transportation Master Plan work.</p> <p>The policies related to official plan amendments and secondary planning have been revised.</p> <p>The general and specific comments related to flexibility of the wording of design policies have been noted and were considered in the review and refinement process of Chapter 7.</p>

#	Source	Submission Summary	Response
11	Rob MacFarlane, Zelinka Priamo Ltd., on behalf of 8281 Healey Road GP Limited ("One Properties")	<p>This written submission is about 8281 and 0 Healey Road, which are subject to a site plan application for a warehouse. It requests flexibility in certain policy language (e.g., design policies) and the continuation of existing permissions for warehousing, trailer parking and other employment uses. It also includes comments about road widths, the natural environment system, green development standards, types of employment uses, and the goods movement district.</p> <p>To see the full submission, go to page B74. It is similar to Submission #10 and related to Submission #55.</p> <p>Comments are provided about:</p> <p>Schedules A1, B1, B2, B4, C1, C2, D1, D3</p> <p>Policies 4.5.2, 5.4.1, 5.4.2, 7.5.3, 7.8.2, 7.8.6, 7.9.2, 7.9.4, 7.9.9, 7.10.1, 11.6.1-11.6.10, 12.7.2, 21.2.2, 21.3.1, 23.5.3, 23.7.2 a), 23.7.2 b), 23.7.3 a), 23.7.4 b) 23.8.2 a), 23.8.2 b), 23.9.1 a), 23.9.1 e), 23.9.2 a), 24.4.1, 25.4.2.a)</p>	<p>Right-of-way requirements have been updated in accordance with the Town's most current Transportation Master Plan work. The conceptual collector road network has been updated and is intended to be refined through secondary planning and development approvals.</p> <p>The ongoing Bolton Secondary Plans Review will recommend updated, and detailed, land use policies for the Bolton settlement area to be added to the Future Caledon Official Plan. In the meantime, the secondary plan policies in the existing Town of Caledon Official Plan continue to apply to the 8281 Healey Road. This submission will also be considered as part of the Bolton Secondary Plans Review.</p> <p>The Neighbourhood Centre designation has been revised to allow for heights up to 12 storeys. The employment designation policies have been revised to ensure greater clarity.</p> <p>Schedules have been revised.</p> <p>The Town's Green Development Standards are being developed alongside the Official Plan and will be brought to council for endorsement following the adoption of this plan. These standards are designed to ensure best practices in land use planning and building are applied to meet the town's/province's climate goals. These standards have flexibility built in and are tailored to fit different development applications. The requirement is the submission of identified materials as a part of a complete application.</p> <p>There are new and revised policies and mapping related to secondary planning. Changes have also been made to the implementation policies throughout Part G (e.g., minor variances).</p> <p>The general and specific comments related to flexibility of the wording of design policies have been noted and were considered in the review and refinement process of Chapter 7.</p> <p>The comments concerning existing permissions for warehousing, trailer parking and other employment uses were also scrutinized very carefully, and policies have been updated accordingly. In addition, a "Trucking Strategy" is currently underway to further address trucking and trailer parking concerns.</p>

#	Source	Submission Summary	Response
12	Rob MacFarlane, Zelinka Priamo Ltd., on behalf of Rock Developments	<p>This written submission is about 405 Queen Street South. It seeks clarification about land use designations in Bolton and the extent of the Neighbourhood Centre identified on Queen Street South as well as the related objectives. It also requests flexibility in certain policy language, and includes comments about green development standards, parking requirements, tree canopy cover, pedestrian linkages, climate change, secondary planning and outdoor storage.</p> <p>To see the full submission, go to page B81. It is similar to Submissions #10 and #11 and related to Submission #45.</p> <p>Comments are provided about:</p> <p>Schedules A1, B1, B2, B4, C1, C2.</p> <p>Policies 4.3.58, 4.3.70, 5.4.1, 5.4.2, 7.5.3, 7.8.4, 7.8.6, 7.9.2, 7.9.3, 7.9.7, 7.9.9, 7.9.10, 7.10.1, 12.7.2, 21.2.2, 22.4.1, 22.4.3 f), 23.5.2a), 24.5.1, 25.4.2.a)</p>	<p>This submission will also be considered as part of the ongoing Bolton Secondary Plans Review. That project will update and consolidate the land use policy framework for six secondary plan areas from the existing Official Plan. The new consolidated secondary plan will guide intensification and land use changes in Bolton, especially along the Queen Street corridor. It will be added to the Future Caledon Official Plan through an official plan amendment.</p> <p>The Town's Green Development Standards are being developed alongside the Official Plan and will be brought to council for endorsement following the adoption of this plan. These standards are designed to ensure best practices in land use planning and building are applied to meet the Town/Province's climate goals. These standards have flexibility built in and are tailored to fit different development applications. The requirement is the submission of identified materials as a part of a complete application.</p> <p>The Neighbourhood Centre designation has been revised to allow for heights up to 12 storeys. The employment designation policies have been revised to ensure greater clarity.</p> <p>There are new and revised policies and mapping related to secondary planning. Changes have also been made to the Implementation policies throughout Part G.</p> <p>The general and specific comments related to flexibility of the wording of design policies have been noted and were considered in the review and refinement process of Chapter 7.</p>

#	Source	Submission Summary	Response
13	Jonathan Rodger, Zelinka Priamo Ltd., on behalf of BoltCol Holdings North Inc. and BoltCol Holdings South Inc.	<p>This written submission relates to land holdings totaling approximately 100 hectares in south Caledon. It includes comments on land use designations in Bolton, mapping, the transportation network, green development standards, pedestrian linkages, building and site design, amenity space, stormwater, servicing, parking, truck parking and warehousing, secondary planning and block planning.</p> <p>To see the full submission, go to page B86. It is similar to Submissions #10 through #12.</p> <p>Comments are provided on:</p> <p>Schedules A1, B1, B2, B4, C1, C2, D1, D2, D3</p> <p>Policies 1.2.3, 4.5.2, 5.4.1, 5.4.2, 7.5.3, 7.8.2, 7.8.4, 7.8.6, 7.9.2, 7.9.4, 7.9.9, 7.10.1, 7.10.3, 11.6.1-11.6.10, 12.7.2, 21.2.1, 21.2.2, 21.3.1, 23.5.3, 23.7.2 a), 23.7.2 b), 23.7.3 a), 23.7.4 b), 23.8.2 a), 23.8.2 b), 23.8.4 b), 23.9.1 a), 23.9.1 e), 23.9.2 a), 24.4.1</p>	<p>This submission will also be considered as part of the ongoing Bolton Secondary Plans Review. That project will update and consolidate the land use policy framework for six secondary plan areas from the existing Official Plan. The new consolidated secondary plan will guide intensification and land use changes in Bolton, especially along the Queen Street corridor. It will be added to the Future Caledon Official Plan through an official plan amendment.</p> <p>The conceptual collector road network has been updated and is intended to be refined through secondary planning and development approvals.</p> <p>The introduction of a new OP does not change any previous permissions granted under previous applications. Schedules have been revised. The employment designation policies have been revised to ensure greater clarity.</p> <p>The Town's Green Development Standards are being developed alongside the Official Plan and will be brought to council for endorsement following the adoption of this plan. These standards are designed to ensure best practices in land use planning and building are applied to meet the town's/ province's climate goals. These standards have flexibility built in and are tailored to fit different development applications. The requirement is the submission of identified materials as a part of a complete application.</p> <p>There are new and revised policies and mapping related to secondary planning and block planning. Changes have also been made to the implementation policies throughout Part G (e.g., minor variances).</p> <p>The general and specific comments related to flexibility of the wording of design policies have been noted and were considered in the review and refinement process of Chapter 7.</p> <p>The comments of concern of existing permissions for warehousing, trailer parking and other employment uses were also scrutinized very carefully, and policies have been updated accordingly. In addition, a "Trucking Strategy" is currently underway to further address trucking and trailer parking concerns.</p>

#	Source	Submission Summary	Response
14	Mark Bozzo, Queenscorp Group	<p>This written submission is about downtown Bolton properties at 54 and 65 Mill Street, 49, 67 and 75 King Street East and 21, 27 and 34 Elm Street. It includes comments on mapping, land use designations, including Urban Corridor, transportation, the Special Policy Area, and implementation matters.</p> <p>To see the full submission, go to page B94.</p>	<p>This submission will be considered in relation the separate review of policies to address flood risk and mitigation within the (Downtown) Bolton Special Policy Area, in consultation with the province and Toronto and Region Conservation Authority.</p> <p>It will also be considered in relation to the related Bolton Secondary Plans Review. An updated secondary plan for Bolton – with detailed land use policies – will be added to the Future Caledon Official Plan through an official plan amendment. Everyone is encouraged to participate in that study.</p> <p>Some changes have been made to the implementation policies.</p> <p>Some changes have been made to schedule C2 to address ROW width comments. It should be noted that not all collectors are assigned a ROW on this schedule.</p>
15	Jason Afonso , Glen Schnarr and Associates Inc., on behalf of the Alloa Landowner Group	<p>This written submission is about the area bounded by the Highway 413 corridor to the north and west, Chinguacousy Road to the east, and Mayfield Road to the south. It includes comments on land use designations, building heights, green development standards, design, housing, transportation, infrastructure, and the secondary planning process and complete application requirements.</p> <p>To see the full submission, go to page B98. It is related to Submissions #66 and 84.</p>	<p>Some of the comments are related to policies in the Region of Peel Official Plan that the Town must conform to (e.g., 10,000 units, conversion of lands within Employment Areas, etc.).</p> <p>The Town's Green Development Standards are being developed alongside the Official Plan and will be brought to council for endorsement following the adoption of this plan. The wording suggestion will be applied.</p> <p>Targets and definitions around affordable housing, including rental, housing diversity, housing assessments and ARUs were established with/and are in conformity with the Region and surrounding municipalities.</p> <p>There are new and revised policies and mapping related to secondary planning. Changes have also been made to the implementation policies throughout Part G.</p> <p>Comments related to flexibility of building height, grid pattern, reverse frontage and tree canopy policies in the Design section have been noted and were considered in the review and refinement process of Chapter 7.</p>

#	Source	Submission Summary	Response
16	Mike Bissett, Bousfields Inc.	<p>This written submission is a table with comments and suggestions related to policies on the secondary planning process, housing, transportation, servicing, development and site alteration, designations, and parkland.</p> <p>To see the full submission, go to page B109.</p>	<p>There are new and revised policies and mapping related to secondary planning. Changes have also been made to the implementation policies throughout Part G.</p> <p>Draft OP Chapter 13 has been rewritten and reorganized. Policies that address opportunities and requirements for infrastructure development within the Greenbelt Plan Area include Section 13.3 (Natural Features and Areas) and 13.4 (Supporting Features and Areas).</p> <p>Policies that address buffers in settlement areas are addressed in Section 13.9. Ongoing and approved Secondary Plans are addressed in 13.13.3.</p> <p>The terms “Enhancement Area” and “Linkage” are defined in the Draft OP Glossary</p> <p>Comments related to Design Guidelines have been noted and were considered in the review and refinement process of Chapter 7.</p> <p>Comment on Schedules C1 and F1 re. Kingsview Dr. and collector roads in showing in Secondary Plan Areas: These are conceptual collector roads, not approved. Collectors will still be assessed at the Secondary Plan stage.</p>
17	Mara Samardzic, Sundial Homes	<p>This written submission is about 899 Old School Road and includes two previous submissions. It requests that the mapping of the natural features on- and off-site be revised to depict the location of the features more accurately.</p> <p>To see the full submission, go to page B121.</p>	<p>The mapping has been updated to depict the natural features more accurately in relation to the subject property.</p>

#	Source	Submission Summary	Response
18	Karen Bennett, Glen Schnarr and Associates Inc., on behalf of Gold Humber Station Inc.	<p>This written submission is about a property (approximately 50 acres) on the west side of Humber Station Road, south of King Street. It includes comments concerning density in the designated greenfield areas, the secondary planning process, settlement area boundary expansion process, green development standards, climate change, flexibility in language, building and site design, tree canopy cover, housing, and designations.</p> <p>To see the full submission, go to page B136. It is similar to Submissions #19, 67 and 68.</p> <p>Comments are provided about:</p> <p>Policies 4.3.1, 4.5.1, 4.5.3, 4.5.4, 4.5.6, 4.5.7, 4.6.1, 4.6.2, 5.1 b), 5.2.4, 5.4, 5.4.1, 7.1 a), 7.1 b) iv), 7.2.10, 7.8.2, 7.8.3, 7.9.9, 7.10.2, 9.1 b), 9.5.1, 9.5.3, 9.9.6 b), 9.11.1, 12.8, 14.6.2, 22.5.3, 23.4.4, 24, 24.1.3, 24.2.3, 24.4, 24.4.1, 27.3.2</p>	<p>The comments on new public parks and open space are noted.</p> <p>The Town's Green Development Standards are being developed alongside the Official Plan and will be brought to council for endorsement following the adoption of this plan. These standards are designed to ensure best practices in land use planning and building are applied to meet the Town/Province's climate goals. These standards have flexibility built in and are tailored to fit different development applications. The requirement is the submission of identified materials as a part of a complete application. While the support is in the Official Plan, this allows for updates and ongoing work to be conducted to ensure the standards are following the most current best practices.</p> <p>Many of the comments noted concerns with policies contained in the Region of Peel Official Plan. The Town is required to conform to these policies as well as current in-effect provincial policy.</p> <p>Targets and definitions around affordable housing, including rental, housing diversity, housing assessments and ARUs were established by/and are in conformity with the Region and surrounding municipalities. The protection of rental units is based on a regional directive and is intended to cover units of a larger scale which would typically be purpose-built rentals. As such the standards are higher than that which would be applied at smaller scales including the example of a house with two additional residential units.</p> <p>The Town is working on an Energy and Emissions for Growth Areas Study that will develop a framework to implement climate change studies required by the Regional Official Plan.</p> <p>There are new and revised policies and mapping related to secondary planning. Changes have also been made to the implementation policies throughout Part G.</p>

#	Source	Submission Summary	Response
19	Karen Bennett, Glen Schnarr and Associates Inc., on behalf of Flato Gore Meadows Holdings Inc. and 14106 The Gore Road Inc.	<p>This written submission is about three contiguous properties on the north side of King Street, west of The Gore Road, within the urban area (approximately 54 acres). It includes comments concerning density in the designated greenfield areas, the secondary planning process, settlement area boundary expansion process, green development standards, climate change, flexibility in language, building and site design, tree canopy cover, housing, and designations.</p> <p>To see the full submission, go to page B150. It is similar to Submissions #18, 67 and 68.</p> <p>Comments are provided about:</p> <p>Policies 4.3.1, 4.5.1, 4.5.3, 4.5.4, 4.5.6, 4.5.7, 4.6.1, 4.6.2, 5.1 b), 5.2.4, 5.4, 5.4.1, 7.1 a), 7.1 b) iv), 7.2.10, 7.8.2, 7.8.3, 7.9.9, 7.10.2, 9.1 b), 9.5.1, 9.5.3, 9.9.6 b), 9.11.1, 12.8, 14.6.2, 22.5.3, 23.4.4, 24, 24.1.3, 24.2.3, 24.4, 24.4.1, 27.3.2</p>	<p>The comments on new public parks and open space are noted.</p> <p>The Town's Green Development Standards are being developed alongside the Official Plan and will be brought to council for endorsement following the adoption of this plan. These standards are designed to ensure best practices in land use planning and building are applied to meet the town's/ province's climate goals. These standards have flexibility built in and are tailored to fit different development applications. The requirement is the submission of identified materials as a part of a complete application. While the support is in the Official Plan, this allows for updates and ongoing work to be conducted to ensure the standards are following the most current best practices.</p> <p>Many of the comments noted concerns with policies contained in the Region of Peel Official Plan. The Town is required to conform to these policies as well as current in-effect provincial policy.</p> <p>Targets and definitions around affordable housing, including rental, housing diversity, housing assessments and ARUs were established by/and are in conformity with the Region and surrounding municipalities. The protection of rental units is based on a regional directive and is intended to cover units of a larger scale which would typically be purpose-built rentals. As such the standards are higher than that which would be applied at smaller scales including the example of a house with two additional residential units.</p> <p>The Town is working on an Energy and Emissions for Growth Areas Study that will develop a framework to implement climate change studies required by the Regional Official Plan.</p> <p>There are new and revised policies and mapping related to secondary planning. Changes have also been made to the implementation policies throughout Part G.</p>

#	Source	Submission Summary	Response
20	Paul Lowes, SGL, on behalf of Wildfield Village Landowners Group	<p>This written submission and delegation on behalf the owners of a significant portion of the concession block bound by Healey Road, The Gore Road, Mayfield Road and Centreville Creek Road. It includes comments concerning the secondary planning process, parks and open space, and designations.</p> <p>Video: pub-caledon.escribemeetings.com/Players/ISIStandAlonePlayer.aspx?Id=fbee6600-9d51-4ba5-b7f3-b6d7c63c9777 (Go to 1:03:16-1:08:08)</p> <p>To see the full submission, go to page B164. It is related to Submission #82.</p>	<p>The comments related to established density targets and the 10,000 unit requirement are policies contained within the Region of Peel Official Plan. These policies must be retained as the Town is required to conform to these policies.</p> <p>There are new and revised policies and mapping related to secondary planning. Changes have also been made to the implementation policies throughout Part G.</p>
21	Andrew Lam, Delta Urban, on behalf of Aecon Infrastructure Management Inc.	<p>This written submission is about the lands known as the Caledon Pit. It includes comments concerning settlement area boundary expansions, human-made hazards (specifically former mineral aggregate operations), aggregate mapping, and the future strategic employment area.</p> <p>To see the full submission, go to page B167. It is related to Submission #43.</p>	<p>The Town is currently reviewing and examining how to update and improve its mineral aggregate policies through a separate Supplementary Aggregate Resources Policy Study. That study will build on the Joint Peel-Caledon Aggregate Resources Review, which was part of the Region of Peel Official Plan Review and will be completed by fall 2024. The mineral aggregate policies in the existing Town of Caledon Official Plan will continue to apply until updated policies are added to the Future Caledon Official Plan through an approved official plan amendment.</p> <p>Policies related to settlement area boundary expansions are required to conform to current in-effect provincial policy. Should a new Provincial Planning Statement be approved the Town will update policies at that time to ensure conformity. The Town's Rehabilitation Master Plan was supportive of the rehabilitation of this site, and the Town is supportive of a policy in the Peel Official Plan as adopted that provided for consideration of an expansion of Caledon Village provided Provincial policy (Growth Plan and Greenbelt Plan) are addressed, the Province has modified the Peel Official Plan to remove this policy.</p>

#	Source	Submission Summary	Response
22	Matthew Cory, Malone Given Parsons Ltd., on behalf of Brookvalley Project Management Inc.	<p>This written submission is about six properties, totaling approximately 202 hectares, within Phase 2 of the Mayfield West Study Area. It includes comments concerning secondary plans areas and secondary planning, minister's zoning orders, transportation, the natural environment system, growth management and phasing, and the proposed Provincial Planning Statement. It requests that work completed through the proposed Brookvalley secondary plan be incorporated into the new official plan.</p> <p>To see the full submission, go to page B171.</p>	<p>Environmental policy and schedules referenced, but no issues noted.</p> <p>The existing Town of Caledon Official Plan is being replaced in stages, and the document organization is changing, too (e.g., no more volumes). Existing secondary plans will be reviewed and updated through an upcoming stage of the Official Plan Review. A secondary plan under the existing Town of Caledon Official Plan will continue to apply until updated policies are added to Part H of the Future Caledon Official Plan through an official plan amendment.</p> <p>Once a secondary planning process is completed for lands within a new community or employment area, the new secondary plan will be added to Part H of the Future Caledon Official Plan through official plan amendments.</p> <p>There are new and revised policies and mapping related to secondary planning. Changes have also been made to implementation policies throughout Part G.</p>
23	Matthew Cory, Malone Given Parsons Ltd., on behalf of Brookvalley Project Management Inc.	<p>This written submission repeats the comments provided in Submission #22, above.</p> <p>To see the full submission, go to page B178.</p>	See above.

#	Source	Submission Summary	Response
24	Andre Leitert	<p>Mr. Leitert's delegation to the Planning and Development Committee (2023-09-19) was about the operation of event centres in Caledon, and the related language in the draft Future Caledon Official Plan. He outlined concerns about the potential increase of noise pollution, traffic congestion, and illegal operations. He also requested that more definitive language be used when outlining land uses to avoid possible loopholes and incorrect land usage.</p> <p>Video: pub-caledon.escribemeetings.com/Players/ISISStandAlonePlayer.aspx?Id=fbee6600-9d51-4ba5-b7f3-b6d7c63c9777 (Go to 1:30:26-1:33:46)</p> <p>To see the full submission, go to page X. It is related to Submissions #30, 38, 41, 49, 59, 78, 79 and 83.</p>	<p>On October 31, 2023, staff and the Town's consultant, Nick McDonald, met with Mr. Leitert and Ms. Bull of the Caledon East Rural Neighbors group to discuss this issue.</p> <p>Modifications to the policies for on-farm diversified uses (OFDUs) address potential event centre land uses with requirements for licensing to regulate the types, frequency, duration and scale of activities permitted. Refer to sections 17.4.7, 17.4.11 and 17.4.12.</p>

#	Source	Submission Summary	Response
25	Cheryl Connors	<p>Ms. Connors's delegation to the Planning and Development Committee (2023-09-19) was about the complexity of the draft Future Caledon Official Plan and presentation. She outlined concerns related to affordable housing, climate change policies, and transportation and transit systems in relation to the type of proposed housing development. Ms. Connors also said there should be more public consultation and a review of the comments provided to date.</p> <p>Video: pub-caledon.escribemeetings.com/Players/ISlStandAlonePlayer.aspx?Id=fbee6600-9d51-4ba5-b7f3-b6d7c63c9777 (Go to 1:25:26-1:28:53)</p>	<p>The Town is committed to allowing a variety of types/tenure of housing options to ensure that there is appropriate, affordable housing for all current and future residents. This is expected to expand the diversity from mainly single detached communities to semi-detached, townhouses, multiplex and apartment style units in all residential areas of the town to ensure complete communities.</p> <p>An OP policy states that Caledon will develop a plan for a transit system to help the Town meet our goals of providing healthier, connected communities. This would also encourage higher density developments that make more efficient use of land to be well connected across the Town.</p> <p>The Town is committed to achieving its climate change goal of building low carbon and climate resilient communities. The Official Plan provides an introductory foundation of climate change policies, actions, and strategies which will help meet its objectives for climate change mitigation and adaptation.</p> <p>The comments provided to date have been reviewed, and the public can provide more comments before the Future Caledon Official Plan is adopted, and in the next stages of the Official Plan Review (e.g., secondary plan reviews).</p>

#	Source	Submission Summary	Response
26	Ian Sinclair	<p>Mr. Sinclair's delegation to the Planning and Development Committee (2023-09-19) was about his concerns with the Official Plan vision and development methods, including consultation and public engagement. He also stated that while the Plan is in conformity with the Region and Province, it could better reflect the character of the Town. His other concerns related to matters including Provincial plans, natural heritage approaches, the urgency of climate change planning, transportation (including broadband infrastructure, road network classification and trail networks), economic development, housing (including land supply, infrastructure, phasing and the growth plan), and natural/human hazards.</p> <p>Comments were provided about:</p> <p>Policies 8.5.4, 9.2.1, 9.2.2, 9.3.2, 9.5.1 b), Table 11-1, 16</p> <p>Video: pub-caledon.escribemeetings.com/Players/ISISStandAlonePlayer.aspx?Id=fbee6600-9d51-4ba5-b7f3-b6d7c63c9777 (Go to 37:15-58:18)</p>	<p>The Town is committed to achieving its climate change goal of building low carbon and climate resilient communities. The Official Plan provides an introductory foundation of climate change policies, actions, and strategies which will help meet its objectives for climate change mitigation and adaptation.</p> <p>The comment on promoting reforestation is noted. Draft policy 5.3.5 speaks to this item.</p> <p>While the dissolution of the Region of Peel has been cancelled, the Provincially appointed Peel Transition Board is still tasked with making recommendations related to the downloading of certain regional services to the local municipalities.</p> <p>The Town's Fire and Emergency Services maintain a Community Emergency Response Plan in accordance with applicable Federal and Provincial legislation. That is an operational plan, outside of the scope of the Town's Official Plan. However, recognizing the expressed interest in informing the public that such a response plan exists, as a point of clarification, staff will prepare a draft policy referencing this detail for inclusion in Section 16 of the Draft Official Plan.</p> <p>The Official Plan was prepared to conform to the current Provincial and Regional policies. It includes policies related to rural economic development zones to facilitate more economic growth in the rural area (Mount Alverno and Millcroft both have this designation).</p> <p>The Town's Growth Management and Phasing Plan (GMPP) has been delayed by the recent changes that Bill 150 made to the Region of Peel Official Plan. The draft Future Caledon Official Plan now includes some phasing policies as well as updated secondary planning policies and related mapping. The GMPP is intended to be presented to Council later this spring, following the adoption of Future Caledon.</p>

#	Source	Submission Summary	Response
27	Julio Dinuzzo, on behalf of Carbonia 2000 Inc.	<p>Mr. Dinuzzo's delegation to the Planning and Development Committee (2023-09-19) was about his concern that the Future Caledon Official Plan, as drafted, would change the use of his property (14445 Highway 50), which he opposes.</p> <p>Video: pub-caledon.escrimemeetings.com/Players/ISIStandAlonePlayer.aspx?Id=fbee6600-9d51-4ba5-b7f3-b6d7c63c9777 (Go to 1:12:33-1:13:28)</p>	<p>The Region of Peel Official Plan brought the lands into the urban boundary and the Town is required to conform with the Regional document. The lands have been identified as New Community Area in the Town's Official Plan. Existing uses may continue to operate, but all new urban areas will undergo secondary planning to determine overall community design and appropriate long-term land uses (e.g., lands for new housing, jobs, shopping areas, schools, parks, and roads).</p> <p>Mr. Dinuzzo is not part of the Bolton North Hill Landowners Group that has proposed an official plan amendment for a large area of the North Hill, including his property. That application is going through a separate development review process (File Number POPA 2022-0001). In the most recent concept plan, Mr. Dinuzzo's property is identified as "Existing Services / Commercial" to recognize the current land uses of gas station and motor vehicle repair facility.</p>

#	Source	Submission Summary	Response
28	Kathleen Wilson	<p>Ms. Wilson's delegation to the Planning and Development Committee (2023-09-19) was about her concerns with:</p> <ul style="list-style-type: none"> - metrics and the evaluation of Plan success with respect to our objectives (stated generally, but further specified to include climate change targets and the measurement of the Green Development Standard); - readability of the plan (including discerning details on schedules); and, - the adherence to Provincial plans and what the impact would be on our Official Plan if the Province were to update them. <p>Further concerns were brought up regarding outdated content in the schedules and references to policy areas that are holdovers from the 1976 Official Plan.</p> <p>Video: pub-caledon.escribemeetings.com/Players/ISISStandAlonePlayer.aspx?Id=fbee6600-9d51-4ba5-b7f3-b6d7c63c9777 (Go to 1:08:18-1:12:23)</p>	<p>With each draft of the Future Caledon Official Plan, effort has been made to improve overall readability. The Provincial and Regional policies that apply to Caledon make land use planning here more complex than most other places in Ontario – particularly where natural heritage features and agriculture areas are to be protected. Where new urban development is allowed, detailed secondary plans will provide comprehensive land use plans for community and employment areas supported by clear land use policies.</p> <p>A full review of the mapping was undertaken, and the updated schedules and figures have been included with the current draft.</p> <p>There are objectives and goals set out in the initial paragraphs of most sections, with policies written to help achieve those goals and objectives. The monitoring requirements in Part G, Implementation, are intended to measure the achievement of the goals and objectives, including those related to the environment and changing climate.</p> <p>The Town's Green Development Standards are being developed alongside the Official Plan and will be brought to council for endorsement following the adoption of this plan. These standards are designed to ensure best practices in land use planning and building are applied to meet the Town/Province's climate goals. These standards have flexibility built in and are tailored to fit different development applications. The requirement is the submission of identified materials as a part of a complete application. While the support is in the Official Plan, this allows for updates and ongoing work to be conducted to ensure the standards are following the most current best practices.</p>

#	Source	Submission Summary	Response
29	Matthew Cory, Malone Given Parsons Ltd., on behalf of Geranium to Mayfield Golf Course Inc.	<p>Mr. Cory's delegation to the Planning and Development Committee (2023-09-19) was about his interest in reducing vagueness of outcomes and improving definitiveness for the future through the Future Caledon Official Plan. He requested that the Plan include more details related to development form and servicing planning, and that it define locations and specific timelines for development. He concluded by committing to work with Town staff to develop policy solutions.</p> <p>Video: pub-caledon.escribemeetings.com/Players/ISISStandAlonePlayer.aspx?Id=fbee6600-9d51-4ba5-b7f3-b6d7c63c9777 (Go to 31:00-37:00)</p>	<p>The Town's Growth Management and Phasing Plan (GMPP) has been delayed by the recent changes that Bill 150 made to the Region of Peel Official Plan. The draft Future Caledon Official Plan now includes some phasing policies as well as updated secondary planning policies and related mapping. The GMPP is expected to be presented to Council later this spring, following the adoption of Future Caledon.</p> <p>Changes have also been made to implementation policies throughout Part G.</p>
30	Mary Bull	<p>This written submission expresses concerns with on-farm diversified uses and commercial event venues.</p> <p>To see the full submission, go to page B185. It is related to Submissions #24, 38, 41, 49, 59, 78, 79 and 83.</p>	<p>On October 31, 2023, staff and the Town's consultant, Nick McDonald, met with Mr. Leitert and Ms. Bull of the Caledon East Rural Neighbors group to discuss this issue.</p> <p>Modifications to the policies for on-farm diversified uses (OFDUs) address potential event centre land uses with requirements for licensing to regulate the types, frequency, duration and scale of activities permitted. Refer to sections 17.4.7, 17.4.11 and 17.4.12.</p>

#	Source	Submission Summary	Response
31	Mike Bissett, Bousfields Inc., on behalf of Bolton North Hill Landowners Group	<p>In his delegation to the Planning and Development Committee (2023-09-19), Mr. Bissett sought changes to the labelling and naming of certain lands within the draft Future Caledon Official Plan to improve clarity and transparency. He also asked for additional details about potential collector roads and committed to working with Town staff on next steps and revisions.</p> <p>Video: pub-caledon.escribemeetings.com/Players/ISIStandAlonePlayer.aspx?Id=fbee6600-9d51-4ba5-b7f3-b6d7c63c9777 (Go to 58:32-103:10)</p> <p>Presentation: https://pub-caledon.escribemeetings.com/filestream.ashx?DocumentId=35018</p> <p>To see the full submission, go to page B193.</p> <p>See related Submission #76. Comments were provided about: Schedule B2, Figure DA2-9c, Schedule C1</p>	<p>The policy language and mapping to indicate which Official Plan document applies to which areas has been modified to improve clarity.</p> <p>The conceptual collector road network included with Draft Schedules C1 (Town-wide Transportation Network) and F1 (Urban System) and Draft Figure C3 (2051 Town-wide Transit Network) was created using a combination of details from the Town's Multi-modal Transportation Master Plan and developer application submissions.</p> <p>The conceptual collector road network has been updated and is intended to be refined through secondary planning and development approvals.</p>
32	Neal Deruyter, MHBC, on behalf of 2772747 Ontario Inc.	<p>This written submission is about mapping on Schedule B4, Town-wide Land Use, and lands located at Part of Lot 15, Concession 6 WHS, Caledon Township. It requests that Schedule B4 be updated to correctly identify the lands within the Extractive Industrial designation.</p> <p>To see the full submission, go to page B199.</p>	<p>This correction has been made and the property is designated as Extractive Industrial on Schedule B4 in the draft Future Caledon Official Plan.</p>

#	Source	Submission Summary	Response
33	Patricia Franks, CAFFI	<p>In her delegation to the Planning and Development Committee (2023-09-19), Ms. Franks expressed general support for the draft Future Caledon Official Plan, citing improvements on inclusivity for persons with additional needs and a focus on improving sustainable and affordable housing and housing availability.</p> <p>Video: pub-caledon.escribemeetings.com/Players/ISIStandAlonePlayer.aspx?Id=fbee6600-9d51-4ba5-b7f3-b6d7c63c9777 (Go to 18:28-27:18)</p> <p>To see the full submission, go to page B201.</p>	<p>Staff have continued to work with CAFFI and look forward to future engagement on subsequent plans (beyond the Official Plan) to ensure policies appropriately reflect the population they serve.</p> <p>Housing policies have been crafted to ensure that communities meet requirements for levels of diversity which are intended to suit all of Caledon's current and future residents.</p> <p>The text of policy 11.5.6 has been revised in response to this submission.</p>
34	Ryan Guetter, Weston Consulting	<p>In his delegation to the Planning and Development Committee (2023-09-19) on behalf of clients within the Bolton employment areas, Mr. Guetter raised concerns about a potential east-west collector road shown in the draft Future Caledon Official Plan.</p> <p>Video: pub-caledon.escribemeetings.com/Players/ISIStandAlonePlayer.aspx?Id=fbee6600-9d51-4ba5-b7f3-b6d7c63c9777 (Go to 27:30-30:50)</p>	<p>Right-of-way requirements have been updated in accordance with the Town's most current Transportation Master Plan work. The conceptual collector road network has been updated and is intended to be refined through secondary planning and development approvals.</p> <p>The ongoing Bolton Secondary Plans Review will recommend updated, and detailed, land use policies for the Bolton settlement area to be added to the Future Caledon Official Plan. In the meantime, the secondary plan policies in the existing Town of Caledon Official Plan continue to apply to 8281 Healey Road. This submission will also be considered as part of the Bolton Secondary Plans Review.</p>

#	Source	Submission Summary	Response
35	Sherry Brioschi	<p>In her delegation to the Planning and Development Committee (2023-09-19), Ms. Brioschi raised concerns regarding financial transparency and the cost implications of the draft Future Caledon Official Plan to the Town. She requested financial data so that residents could understand the costs prior to a decision being made on the Plan.</p> <p>Video: pub-caledon.escribemeetings.com/Players/ISISStandAlonePlayer.aspx?Id=fbee6600-9d51-4ba5-b7f3-b6d7c63c9777 (Go to 1:18:16 – 1:21:40)</p>	<p>The Town is required to update its official plan to conform with Provincial and Regional plans and policies to accommodate its share of forecasted population and employment growth.</p> <p>The Town's Growth Management and Phasing Plan (GMPP) has been delayed by the recent changes that Bill 150 made to the Region of Peel Official Plan. The GMPP is expected to be presented to Council later this spring, following the adoption of Future Caledon.</p> <p>During the delegation, the staff identified that the GMPP will provide a financial assessment which will inform council as they make their decisions regarding growth and phasing.</p> <p>The Town's Development Charges Background Study and Community Benefits Charges Strategy project is ongoing.</p>
36	N/A	N/A	N/A
37	Ralph Grittani, RG Consulting Inc., on behalf of HS72 CTB INC.	<p>This written submission is about two adjoining properties on the northeast side of Humber Station Road, abutting the rear of the Canadian Tire Distribution Centre property. It relates to growth management and secondary planning for the "Option 5 lands" from Regional Official Plan Amendment Number 30 (ROPA 30), Bolton Residential Expansion Area.</p> <p>To see the full submission, go to page 203.</p>	<p>The Town's Growth Management and Phasing Plan (GMPP) has been delayed by the recent changes that Bill 150 made to the Region of Peel Official Plan. The draft Future Caledon Official Plan now includes some phasing policies as well as updated secondary planning policies and related mapping. The GMPP is expected to be presented to Council later this spring, following the adoption of Future Caledon.</p> <p>All new urban areas will undergo secondary planning to determine overall community design and appropriate long-term land uses (e.g., lands for new housing, jobs, shopping areas, schools, parks, and roads).</p>
38	Harman Swaich	<p>This written submission expresses concerns with on-farm diversified uses and commercial event venues.</p> <p>To see the full submission, go to page B205. It is related to Submissions #24, 30, 41, 49, 59, 78, 79 and 83.</p>	<p>On October 31, 2023, staff and the Town's consultant, Nick McDonald, met with Mr. Leitert and Ms. Bull of the Caledon East Rural Neighbors group to discuss this issue.</p> <p>Modifications to the policies for on-farm diversified uses (OFDUs) address potential event centre land uses with requirements for licensing to regulate the types, frequency, duration and scale of activities permitted. Refer to sections 17.4.7, 17.4.11 and 17.4.12.</p>

#	Source	Submission Summary	Response
39	Kevin Nunn, Weston Consulting, on behalf of 4 Walker Road	<p>This written submission advises that the draft policies are being reviewed for the potential for intensification on a property in Caledon East that has an existing site-specific policy. (OPA 262 to the existing Town of Caledon Official Plan permits a maximum net density of 20.13 units per hectare on the property).</p> <p>To see the full submission, go to page B206.</p>	This submission is noted. Existing secondary plans will be reviewed and updated through an upcoming stage of the Official Plan Review.
40	Martin Quarcoopome, Weston Consulting, on behalf of McColl Drive Property Owners	<p>This written submission requests a policy revision to allow for lots of 0.5 hectares in size within the Special Residential Area of the Inglewood Village Secondary Plan.</p> <p>To see the full submission, go to page B212.</p>	This submission is noted. Staff recognize the desire of the landowners to see a change in policy for this area. Existing secondary plans will be reviewed and updated through an upcoming stage of the Official Plan Review.
41	Roger Payne	<p>This written submission expresses concerns with on-farm diversified uses and commercial event venues.</p> <p>To see the full submission, go to page B221. It is related to Submissions #24, 30, 38, 49, 59, 78, 79 and 83.</p>	<p>On October 31, 2023, staff and the Town's consultant, Nick McDonald, met with Mr. Leitert and Ms. Bull of the Caledon East Rural Neighbors group to discuss this issue.</p> <p>Modifications to the policies for on-farm diversified uses (OFDUs) address potential event centre land uses with requirements for licensing to regulate the types, frequency, duration and scale of activities permitted. Refer to sections 17.4.7, 17.4.11 and 17.4.12.</p>

#	Source	Submission Summary	Response
42	Tomas Glancy, MHBC, on behalf of Acorn Bolton Inc.	<p>This written submission is about properties at 8264 King Street and 14090 Duffy's Lane in northwest Bolton. The properties are within the new urban area, and within 800 metres of the future Caledon GO station but are not within the major transit station area boundary defined in the Region of Peel Official Plan. An area-specific policy is requested to recognize the potential for transit supportive development and require that the lands be planned comprehensively with the major transit station area.</p> <p>To see the full submission, go to page B222.</p> <p>Comments are provided about:</p> <p>Policies 22.2.3 a), 22.3, 22.3.3, 22.3.5</p>	<p>The submission acknowledges the privately initiated official plan amendment for a secondary plan that includes the majority of the major transition station area and is currently appealed to the Ontario Land Tribunal (Caledon Station).</p> <p>It is staff's intention that the urban lands to the east and south of the proposed Caledon Station Secondary Plan be planned comprehensively, including the subject lands and the Dry Industrial lands at the intersection of King Street and Humber Station Road.</p> <p>There are new and revised policies and mapping related to major transit station areas and secondary planning. Changes have also been made to implementation policies throughout Part G.</p>
43	Andrew Lam, Delta Urban, on behalf of Aecon Infrastructure Management Inc.	<p>This is a further written submission about the lands known as the Caledon Pit. It seeks to ensure that when lands are no longer used for extraction, they become an integral part of Caledon Village. It suggests that a "special policy area" could be developed with staff to ensure constraints and future development opportunities in the official plan policies. Comments are also provided about settlement area boundary expansions, human-made hazards (specifically former mineral aggregate operations), aggregate mapping, and the future strategic employment area.</p> <p>To see the full submission, go to page B230. It is related to Submission #21.</p> <p>Comments are provided about:</p> <p>Policies 4.1.3, 4.5.1, 12.3.8, 16.6.1, 17.10.2 e) ii), 18.2.1, 18.2.10, 18.2.12, 20, 24.1.3</p>	<p>The Town is currently reviewing and examining how to update and improve its mineral aggregate policies through a separate Supplementary Aggregate Resources Policy Study. That study will build on the Joint Peel-Caledon Aggregate Resources Review, which was part of the Region of Peel Official Plan Review and will be completed by fall 2024. The mineral aggregate policies in the existing Town of Caledon Official Plan will continue to apply until updated policies are added to the Future Caledon Official Plan through an approved official plan amendment.</p> <p>Policies related to settlement area boundary expansions are required to conform to current in-effect provincial policy. Should a new Provincial Planning Statement be approved the Town will update policies at that time to ensure conformity. The Town's Rehabilitation Master Plan was supportive of the rehabilitation of this site, and the Town is supportive of a policy in the Peel Official Plan as adopted that provided for consideration of an expansion of Caledon Village provided Provincial policy (Growth Plan and Greenbelt Plan) are addressed, the Province has modified the Peel Official Plan to remove this policy.</p>

#	Source	Submission Summary	Response
44	Rob MacFarlane, Zelinka Priamo Ltd., on behalf of Choice Properties	<p>This written submission is about 487 Queen Street South, 99 McEwan Drive East, 0 and 12245 Torbram Road, and 12542 Airport Road. It provides comments on land use designations, the Neighbourhood Centre designation, green development standards, and flexibility in policy language, clarifying types of employment uses and minor variances.</p> <p>To see the full submission, go to page B236. It is related to Submission #10.</p> <p>Comments are provided about:</p> <p>Policies 5.4.1, 5.4.2, 7.2.3, 7.3.13, 7.7.1, 7.8.6, 7.8.7, 12.7.2, 21, 21.2.2, 22.4, 22.4.1, 22.4.3 f), 23.5.2 a), 23.7.4 b), 24.4.2 a), 24.5.1, 25.5.7 a), Schedules B1, B2, B4, C1, C2</p>	<p>The Neighbourhood Centre identified on Queen St. S. indicates that intensification is planned in this general location. The extent of this Neighbourhood Centre will be determined through the Bolton Secondary Plans Review. The ongoing Bolton Secondary Plans Review will recommend updated, and detailed, land use policies for the Bolton settlement area to be added to the Future Caledon Official Plan. In the meantime, the secondary plan policies in the existing Town of Caledon Official Plan continue to apply to 487 Queen St. S. and 99 McEwan Dr. This submission will also be considered as part of the Bolton Secondary Plans Review.</p> <p>The Town's Green Development Standards are being developed alongside the Official Plan and will be brought to council for endorsement following the adoption of this plan. These standards are designed to ensure best practices in land use planning and building are applied to meet the town's/ province's climate goals. These standards have flexibility built in and are tailored to fit different development applications. The requirement is the submission of identified materials as a part of a complete application.</p>

#	Source	Submission Summary	Response
45	Rob MacFarlane, Zelinka Priamo Ltd., on behalf of Rock Development	<p>This written submission is about 405 Queen Street South. It seeks clarification about land use designations in Bolton and the extent of the Neighbourhood Centre identified on Queen Street South as well as the related objectives. It also requests flexibility in certain policy language, and includes comments about green development standards, parking requirements, tree canopy cover, pedestrian linkages, climate change, secondary planning and outdoor storage.</p> <p>To see the full submission, go to page B242. It is related to Submission #12.</p> <p>Comments are provided about:</p> <p>Policies 5.4.1, 5.4.2, 7.2.3, 7.3.13, 7.7.1, 7.8.6, 7.8.7, 12.7.2, 21, 21.2.2, 22.4, 22.4.1, 22.4.3 f), 23.5.2 a), 23.7.4 b), 24.4.2 a), 24.5.1, 25.5.7 a), Schedules B1, B2, B4, C1, C2</p>	<p>This submission will also be considered as part of the ongoing Bolton Secondary Plans Review. That project will update and consolidate the land use policy framework for six secondary plan areas from the existing Official Plan. The new consolidated secondary plan will guide intensification and land use changes in Bolton, especially along the Queen Street corridor. The extent of this Neighbourhood Centre will be determined through the Bolton Secondary Plans Review. It will be added to the Future Caledon Official Plan through an official plan amendment.</p> <p>The Town's Green Development Standards are being developed alongside the Official Plan and will be brought to council for endorsement following the adoption of this plan. These standards are designed to ensure best practices in land use planning and building are applied to meet the town's/ province's climate goals. These standards have flexibility built in and are tailored to fit different development applications. The requirement is the submission of identified materials as a part of a complete application.</p>
46	Draga Barbir, Barbir & Associates, on behalf of 2733349 Ontario Inc.	<p>This written submission requests that 0 King Street, 13857 Airport Road and 13869 Airport Road be removed from regionally identified Future Strategic Employment Area (and associated policies) and that 0 King Street be included within the Sandhill Industrial Hamlet.</p> <p>To see the full submission, go to page B247.</p>	<p>Policies related to settlement area boundary expansions are required to conform to current in-effect provincial policy. Should a new Provincial Planning Statement be approved the Town will update policies at that time to ensure conformity. The Town is supportive of a policy in the Peel Official Plan as adopted that provided for consideration of an expansion of Sandhill for dry industrial uses only provided Provincial policy (Growth Plan and Greenbelt Plan) are addressed, the Province has modified the Peel Official Plan to remove this policy.</p>
47	John Corbett, Corbett Land Strategies, on behalf of the Muzzo Group of Companies	<p>This written submission addresses growth management, housing, the urban system, the secondary planning process, and servicing for two identified sites: 14695 The Gore Road, and 14297 Mount Hope Road.</p> <p>To see the full submission, go to page B250.</p>	<p>The Town's Growth Management and Phasing Plan (GMPP) has been delayed by the recent changes that Bill 150 made to the Region of Peel Official Plan. The draft Future Caledon Official Plan now includes some phasing policies as well as updated secondary planning policies and related mapping. The GMPP is expected to be presented to Council later this spring, following the adoption of Future Caledon. (MB, LGW)</p> <p>Changes have also been made to implementation policies throughout Part G. (LGW)</p>

#	Source	Submission Summary	Response
48	Jonathan Rodger, Zelinka Priamo Ltd., on behalf of BoltCol Holdings North Inc. and BoltCol Holdings South Inc.	<p>This written submission is about several properties comprising approximately 100 hectares (249 acres) in Caledon. It addresses land use designations in Bolton, the transportation network, mapping, flexibility in language related to block planning, green development standards, pedestrian linkages, building and site design, parking, stormwater servicing and amenity space, secondary planning, truck parking, and warehousing.</p> <p>To see the full submission, go to page B269.</p> <p>Comments are provided about:</p> <p>Schedules B1, B2, B4, C1, C2, D1, D2, D3,</p> <p>Policies 5.4.1, 5.4.2, 7.2.3, 7.2.4, 7.3.13, 7.7.1, 7.8.6, 7.10.7, 12.7.2, 21.2.2, 21.4.1, 23.7.2 a), b), 23.7.3 a), b), 23.8.2 a) b), 23.9.1 a) e), 23.9.2 a), 24.4.1, 25.5.7</p>	<p>This submission will also be considered as part of the ongoing Bolton Secondary Plans Review. That project will update and consolidate the land use policy framework for six secondary plan areas from the existing Official Plan. The new consolidated secondary plan will guide intensification and land use changes in Bolton, especially along the Queen Street corridor. It will be added to the Future Caledon Official Plan through an official plan amendment. (SM, LGW)</p> <p>The Town's Green Development Standards are being developed alongside the Official Plan and will be brought to council for endorsement following the adoption of this plan. These standards are designed to ensure best practices in land use planning and building are applied to meet the town's/ province's climate goals. These standards have flexibility built in and are tailored to fit different development applications. The requirement is the submission of identified materials as a part of a complete application. (MB)</p> <p>There are new and revised policies and mapping related to secondary planning and block planning. Changes have also been made to the implementation policies throughout Part G (e.g., minor variances). (LGW)</p>
49	Michael Boyd	<p>This written submission expresses concerns with on-farm diversified uses and commercial event venues.</p> <p>To see the full submission, go to page B276. It is related to Submissions #24, 30, 38, 41, 59, 78, 79 and 83.</p>	<p>On October 31, 2023, staff and the Town's consultant, Nick McDonald, met with Mr. Leitert and Ms. Bull of the Caledon East Rural Neighbors group to discuss this issue.</p> <p>Modifications to the policies for on-farm diversified uses (OFDUs) address potential event centre land uses with requirements for licensing to regulate the types, frequency, duration and scale of activities permitted. Refer to sections 17.4.7, 17.4.11 and 17.4.12. (KM)</p>

#	Source	Submission Summary	Response
50	Ralph Grittani, RG Consulting Inc., on behalf of various clients	<p>These written submissions relate to growth management and secondary planning for the following properties:</p> <ul style="list-style-type: none"> - 0 Heart Lake Rd., HLR Caledon Inc. (99.5 acres); - 13306-13220 Kennedy Rd., Kennedy King Holding Inc. (116.77 acres); - 0 Heart Lake Rd., 1313 Airport United Investments Inc. (39.98 acres); - 6339 King St., ILK Caledon Inc. (62 acres); - 13298 Torbram Rd., TRC One Inc. and TRC Two Inc. (98.6 acres); <p>To see the full submission, go to page B277.</p>	<p>The Town's Growth Management and Phasing Plan (GMPP) has been delayed by the recent changes that Bill 150 made to the Region of Peel Official Plan. The draft Future Caledon Official Plan now includes some phasing policies as well as updated secondary planning policies and related mapping. The GMPP is expected to be presented to Council later this spring, following the adoption of Future Caledon. (MB, LGW)</p> <p>All new urban areas will undergo secondary planning to determine overall community design and appropriate long-term land uses (e.g., lands for new housing, jobs, shopping areas, schools, parks, and roads). (LGW)</p>
51	N/A	N/A	N/A
52	Scott Borden, Armstrong Planning, on behalf of QuadReal Property Group	<p>This written submission is about the properties at 12861 and 12489 Dixie Road, which are proposed to be developed for large-scale logistics uses. It requests the removal of conceptual roads from the properties, as identified in the draft mapping. The rationale provided is that public roads would be appropriate for smaller business park style lots and would provide little to no benefit in this location for the intended use.</p> <p>To see the full submission, go to page B292. See also Submission #53.</p>	<p>The conceptual collector road network has been updated and is intended to be refined through secondary planning and development approvals. (LGW)</p> <p>The need for multi-modal public roads will be determined based on the Town's transportation master planning and mobility/transportation studies prepared in support of proposed development. The transportation network should support all users, including warehouse/logistics employees travelling by private vehicle, transit or bike, or on foot. (LGW)</p>

#	Source	Submission Summary	Response
53	Scott Borden, Armstrong Planning, on behalf of Tribal Partners Canada Inc. Amazon Canada and QuadReal Property Group	<p>This written submission is about the properties at 12862 and 12668 Dixie Road, which are subject to development applications to allow for large-scale logistics uses. It requests the removal of conceptual roads from the properties, as identified in the draft mapping, to recognize the 'complete' applications. The rationale provided is that public roads would be appropriate for smaller business park style lots and would provide little to no benefit in this location for the intended use. With respect to secondary planning, the submission also requests:</p> <ul style="list-style-type: none"> - a policy to acknowledge applications deemed 'complete' and subject to the 'Enhanced Planning Review' process in advance of the secondary planning requirements set out in the Plan - that secondary plans initiated by landowner groups be permitted <p>To see the full submission, go to page B294. It is related to Submission #56, and similar to Submission #52.</p>	<p>The conceptual collector road network has been updated and is intended to be refined through secondary planning and development approvals. (LGW)</p> <p>The need for multi-modal public roads will be determined based on the Town's transportation master planning and mobility/transportation studies prepared in support of proposed development. The transportation network should support all users, including warehouse/logistics employees travelling by private vehicle, transit or bike, or on foot. (LGW)</p> <p>There are new and revised policies and mapping related to secondary planning. Changes have also been made to the implementation policies throughout Part G. (LGW)</p>
54	Amar Sohi	<p>This written submission requests the addition of 15886 Centreville Creek Road to the settlement area boundary expansion.</p> <p>To see the full submission, go to page B297.</p>	<p>This request cannot be considered or accommodated at this time. (BL)</p>

#	Source	Submission Summary	Response
55	Rob MacFarlane, Zelinka Priamo Ltd., on behalf of 8281 Healey Road GP Limited ("One Properties")	<p>This written submission is about the properties at 8281 and 0 Healey Road, which are subject to a site plan application for a warehouse building. It requests flexibility in certain policy language (e.g., design policies) and the continuation of existing permissions for warehousing, trailer parking and other employment uses. It also includes comments about road widths, the natural environment system, green development standards, types of employment uses, and the goods movement district.</p> <p>To see the full submission, go to page B298. It is related to Submission #11.</p> <p>Comments are provided about:</p> <p>Policies 7.2.3, 7.3.13 7.7.1, 7.8.6, 7.10.7, 12.7.2, 21, 21.2.2, 23.7.2, 23.7.3, 23.7.4, 23.8.2, 23.9.1, 23.9.2, 24.4.1, 25.4.2, 25.5.7</p> <p>Schedules B1, B2, B4, C1, C2, D1, and D3a</p>	<p>Right-of-way requirements have been updated in accordance with the Town's most current Transportation Master Plan work. The conceptual collector road network has been updated and is intended to be refined through secondary planning and development approvals. (LGW)</p> <p>The ongoing Bolton Secondary Plans Review will recommend updated, and detailed, land use policies for the Bolton settlement area to be added to the Future Caledon Official Plan. In the meantime, the secondary plan policies in the existing Town of Caledon Official Plan continue to apply to the 8281 Healey Road. This submission will also be considered as part of the Bolton Secondary Plans Review. (LGW)</p> <p>The Neighbourhood Centre designation has been revised to allow for heights up to 12 storeys. The employment designation policies have been revised to ensure greater clarity.</p> <p>Schedules have been revised. (BL)</p> <p>The Town's Green Development Standards are being developed alongside the Official Plan and will be brought to council for endorsement following the adoption of this plan. These standards are designed to ensure best practices in land use planning and building are applied to meet the town's/province's climate goals. These standards have flexibility built in and are tailored to fit different development applications. The requirement is the submission of identified materials as a part of a complete application. (MB)</p> <p>There are new and revised policies and mapping related to secondary planning. Changes have also been made to the implementation policies throughout Part G (e.g., minor variances). (LGW)</p> <p>The general and specific comments related to flexibility of the wording of design policies have been noted and were considered in the review and refinement process of Chapter 7. (JH)</p>

#	Source	Submission Summary	Response
56	Eric Strauss, Amazon	<p>This written submission is about the property at 12862 Dixie Road, where approvals are being sought to permit the construction of an Amazon fulfillment centre. It requests the removal of conceptual collector roads from the properties, as identified in the draft mapping, because of their impact to the developable area, and planned parking and stormwater management.</p> <p>To see the full submission, go to page B304. It is related to Submission #53.</p>	<p>The conceptual collector road network has been updated and is intended to be refined through secondary planning and development approvals. (LGW)</p> <p>The need for multi-modal public roads will be determined based on the Town's transportation master planning and mobility/transportation studies prepared in support of proposed development. The transportation network should support all users, including warehouse/logistics employees travelling by private vehicle, transit or bike, or on foot. (LGW)</p> <p>There are new and revised policies and mapping related to secondary planning. Changes have also been made to the implementation policies throughout Part G. (LGW)</p>
57	Ryan Guetter, Weston Consulting, on behalf of Tullamore Industrial GP Limited	<p>This written submission provides comments and concerns about:</p> <ul style="list-style-type: none"> - the proposed road pattern identified in Schedules C1, F1 and Figure C3 - the identification of Natural Features and Areas and opportunities to modify or remove these features without amendment, allowing for use of an EIS in support of a development application to determine the boundaries of Natural Features and Areas - outdoor storage <p>To see the full submission, go to page B308.</p>	<p>The conceptual collector road network included with Draft Schedules C1 (Town-wide Transportation Network) and F1 (Urban System) and Draft Figure C3 (2051 Town-wide Transit Network) was created using a combination of details from the Town's Multi-modal Transportation Master Plan and developer application submissions. The conceptual collector road network has been updated and is intended to be refined through secondary planning and development approvals. (KM, LGW)</p> <p>Mapping from the Region of Peel's <i>Settlement Area Boundary Expansion - Scoped Subwatershed Study</i> identifies the preliminary Natural Environment System within the Town's new urban area. The policies recognize that natural features and areas will be delineated through local studies completed in support of secondary plans and plans of subdivision. Official plan mapping will be updated as secondary plans and development applications are approved. (LGW)</p> <p>The policies related to outdoor storage reflect feedback heard from residents and will set the stage for additional details to be included in other planning documents. (BL)</p>

#	Source	Submission Summary	Response
58	David Igelman, Design Plan Services Inc., on behalf of the property owners of 18314 and 18309 Hurontario Street	<p>This written submission to raises concerns with the Villages and Hamlets policies (section 18) and their relation to the Provincial Policy Statement and Growth Plan. Further the submission identifies an OLT case regarding the development on the site.</p> <p>To see the full submission, go to page B311.</p>	<p>The Official Plan definition of compatible is “the development or redevelopment of uses which may not necessarily be the same as, or similar to, the existing development, but can coexist with the surrounding area without unacceptable adverse impact”. The Official Plan does not require that all development in villages and hamlets will reflect what is currently built, but that it does consider the existing community and context for the proposal. Staff do not believe that this would limit the ability for more diversity of housing types and tenures within the rural areas. However, Provincial Policy and Regional of Peel policy do not encourage significant growth in the rural areas and where full servicing is not available, and we believe these policies are not conflicting with these other layers of planning policy. (BL)</p> <p>Applications approved through LPAT prior to the Future Caledon Official Plan adoption will retain the permissions granted in the LPAT decision.</p>
59	Debbie Davis	<p>This written submission expresses concerns with on-farm diversified uses and commercial event venues.</p> <p>To see the full submission, go to page B316. It is related to Submissions #24, 30, 38, 41, 49, 78, 79 and 83.</p>	<p>On October 31, 2023, staff and the Town’s consultant, Nick McDonald, met with Mr. Leitert and Ms. Bull of the Caledon East Rural Neighbors group to discuss this issue.</p> <p>Modifications to the policies for on-farm diversified uses (OFDUs) address potential event centre land uses with requirements for licensing to regulate the types, frequency, duration and scale of activities permitted. Refer to sections 17.4.7, 17.4.11 and 17.4.12. (KM)</p>

#	Source	Submission Summary	Response
60	Elizabeth Howson, Macaulay Shiomi Howson Ltd., on behalf of Argo Development Corporation	<p>This written submission provides detailed comments and concerns about: the application of the green development standards policies; affordable housing; rental housing supply; public service facilities; transportation; minimum buffers; parks and open space; planning the urban system; official plan amendments; secondary plans; block plans and parkland.</p> <p>To see the full submission, go to page B318.</p>	<p>The Green Development Standards are being developed to be Incorporated into new development as a required component of a complete application. These standards are designed to ensure best practices in land use planning and building are applied to meet the town's/ province's climate goals. These standards have flexibility built in and are tailored to fit different development applications while appreciating other town/provincial priorities including affordable housing. The intent is to work with existing policies including this plan, the OBC and other regional and provincial frameworks to ensure alignment. (MB)</p> <p>The Town is growing and with that growth comes the requirement for diversity in housing types and tenures. In order to accommodate the provincial growth target of 300,000 people in this planning horizon, rental housing is a required consideration. As noted in the submission, this is a regional target, and the regional policy does not make a distinction between the municipalities on this goal. While the Town has also established targets and requirements that specifically support affordable/attainable housing, this is a priority in contributing towards general housing needs moving forward. (MB)</p> <p>The identified section is the policy which is associated with the goal that was referenced in the previous point. The intent of the goal was to identify the target, while the policy outlines the direction to achieve the same target.</p> <p>The minimum buffers presented in Draft Table 13-3 were developed in response to public feedback for Increased protection of Natural Environment System Features outside of Provincial Plan jurisdictions. Staff will take the requested changes under advisement. (KM)</p> <p>There are new and revised policies and mapping related to the urban system, secondary planning and block planning. Changes have also been made to the implementation policies throughout Part G (e.g., minor variances). (LGW)</p>
61	James Newlands, MHBC, on behalf of Lafarge Canada Inc.	<p>This written submission is about Lafarge sites throughout Caledon. It request that the drafting of future aggregate policies be in line with provincial definitions and restrictions.</p> <p>To see the full submission, go to page B330.</p>	<p>Town is currently examining how to update and improve its mineral aggregate policies through a separate Supplementary Aggregate Resources Policy Study. That study will build on the Joint Peel-Caledon Aggregate Resources Review, which was part of the Region of Peel Official Plan Review. The mineral aggregate policies in the existing Town of Caledon Official Plan will continue to apply until updated policies are added to the Future Caledon Official Plan through an approved official plan amendment. (JH, LGW).</p>

#	Source	Submission Summary	Response
62	Jennifer Staden, Glen Schnarr and Associates Inc., on behalf of Anatolia Investments Corp.	<p>These written submissions include comments about the conceptual road network on draft Schedule C1 and seek confirmation that network proposed across 12600 Bramalea Road will be finalized as part of future block plan design. Comments are also provided regarding buffer widths for lands outside of Provincial Plan areas.</p> <p>To see the full submission, go to page B332. It is related to Submission #9.</p>	<p>The Conceptual Collector Road layer Included with Draft Schedules C1 (Town-wide Transportation Network) and F1 (Urban System) and Draft Figure C3 (2051 Town-wide Transit Network) was created using a combination of details from the Town's Transportation Master Plan and developer application submissions, where details are available are on the Town's online application map. This layer is presented conceptually and is subject to refinement as part of future Secondary Plan development. (KM)</p> <p>The buffers presented in Draft Table 13-3 were developed in response to public feedback for Increased protection of Natural Environment System Features outside of Provincial Plan jurisdictions. Staff will take the requested changes under advisement. (KM)</p>
63	Colin Chung , Glen Schnarr and Associates Inc., on behalf of Kennedy King Holdings Inc.	<p>This written submission is about the lands at 13306-13320 Kennedy Road, which are approximately 47 hectares (117 acres). It provides comments on town-led secondary planning, growth management, and the requirements for watershed/environmental studies and buffers associated with the natural heritage system.</p> <p>To see the full submission, go to page B356. It is related to Submission #50, and similar to Submission #65.</p> <p>Comments are provided about:</p> <p>Policies 4.4.5, 13.3.1, 13.4.7, 13.4.10, 13.4.13, 13.8.1, 13.9.2, 13.9.7, 13.9.8, 13.9.12, 13.12.2, 21.4.1, 21.4.2, 21.4.3</p>	<p>The Town's Growth Management and Phasing Plan (GMPP) has been delayed by the recent changes that Bill 150 made to the Region of Peel Official Plan. The draft Future Caledon Official Plan now includes some phasing policies as well as updated secondary planning policies and related mapping. The GMPP is expected to be presented to Council later this spring, following the adoption of Future Caledon. (MB, LGW)</p> <p>Updates have been made to the schedules showing natural features and areas. Further refinement of natural features and associated buffers will be examined as part of future secondary plans, subject to the findings of local subwatershed studies to be undertaken. (KM)</p> <p>The buffers presented in Draft Table 13-3 were developed in response to public feedback for Increased protection of Natural Environment System Features outside of Provincial Plan jurisdictions. (KM)</p> <p>There are new and revised policies and mapping related to secondary planning. Changes have also been made to the Implementation policies throughout Part G. (LGW)</p>

#	Source	Submission Summary	Response
64	Colin Chung, Glen Schnarr and Associates Inc., on behalf of TACC Developments (Armstrong) Ltd.	<p>This written submission is about the former Armstrong farm at the southeast corner of Bramalea Road and Old School Road. It provides detailed comments about the New Community Area, Neighbourhood Centres, Urban Corridors, town-led secondary planning, growth management, and the requirements for watershed/environmental studies and buffers associated with the natural heritage system.</p> <p>To see the full submission, go to page B363.</p> <p>Comments are provided on:</p> <p>Policies 4.4.5, 5.2.3 d), 5.3.2 a), 13.3.1, 13.3.7, 13.4.3, 13.4.7, 13.4.10, 13.4.13, 13.8.1, 13.9.2, 13.9.3, 13.9.7, 13.9.8, 13.9.12, 13.12.2, 21.4.1, 21.4.2, 21.4.3, 24.3.2</p>	<p>The Town's Growth Management and Phasing Plan (GMPP) has been delayed by the recent changes that Bill 150 made to the Region of Peel Official Plan. The draft Future Caledon Official Plan now includes some phasing policies as well as updated secondary planning policies and related mapping. The GMPP is expected to be presented to Council later this spring, following the adoption of Future Caledon. (MB, LGW)</p> <p>Updates have been made to the schedules showing natural features and areas. Further refinement of natural features and associated buffers will be examined as part of future secondary plans, subject to the findings of local subwatershed studies to be undertaken. (KM)</p> <p>The buffers presented in Draft Table 13-3 were developed in response to public feedback for Increased protection of Natural Environment System Features outside of Provincial Plan jurisdictions. (KM)</p> <p>There are new and revised policies and mapping related to secondary planning. Changes have also been made to the Implementation policies throughout Part G. (LGW)</p>
65	Colin Chung, Glen Schnarr and Associates Inc., on behalf of Ten King Holding Inc.	<p>This written submission is about 26.8 hectares (66.3 acres) on the west side of Hurontario Street north of Old School Road. It provides comments on growth management, secondary planning and the requirements for watershed/environmental studies associated with the natural heritage system.</p> <p>To see the full submission, go to page B372. It is similar to Submission #63.</p> <p>Comments are provided about:</p> <p>Policies 4.4.5, 13.3.1, 13.4.7, 13.4.10, 13.4.13, 13.8.1, 13.9.2, 13.9.7, 13.9.8, 13.9.12, 13.12.2, 21.4.1, 21.4.2, 21.4.3</p>	<p>The Town's Growth Management and Phasing Plan (GMPP) has been delayed by the recent changes that Bill 150 made to the Region of Peel Official Plan. The draft Future Caledon Official Plan now includes some phasing policies as well as updated secondary planning policies and related mapping. The GMPP is expected to be presented to Council later this spring, following the adoption of Future Caledon. (MB, LGW)</p> <p>Updates have been made to the schedules showing natural features and areas. Further refinement of natural features and associated buffers will be examined as part of future secondary plans, subject to the findings of local subwatershed studies to be undertaken. (KM)</p> <p>The buffers presented in Draft Table 13-3 were developed in response to public feedback for Increased protection of Natural Environment System Features outside of Provincial Plan jurisdictions. (KM)</p> <p>There are new and revised policies and mapping related to secondary planning. Changes have also been made to the Implementation policies throughout Part G. (LGW)</p>

#	Source	Submission Summary	Response
66	Jason Afonso, Glen Schnarr and Associates Inc., on behalf of the Alloa Landowner Group	<p>This written submission provides detailed comments about town-led secondary planning, study requirements, and the need for block planning.</p> <p>To see the full submission, go to page B379. It is related to Submissions #15 and 84.</p>	<p>Several of the comments are related to policies in the Region of Peel Official Plan that the Town must conform to (10,000 units, housing targets, conversion of lands within Employment Areas, etc.). Secondary Plan and building height policies have been reviewed and revised. (BL)</p> <p>There are new and revised policies and mapping related to secondary planning and block planning. Changes have also been made to the implementation policies throughout Part G. (LGW)</p>
67	Karen Bennett, Glen Schnarr and Associates Inc., on behalf of Flato Gore Meadows Holdings Inc.	<p>Written submission on behalf of Gold Humber Station Inc., who own approximately 50 acres located on the west side of Humber Station Road, south of King Street in Caledon. Comments have been submitted concerning density in the designated greenfield areas, the town-led secondary planning process, settlement area boundary expansion process, softened language relating to the green development standards, climate change, flexibility in language, building and site design, tree canopy cover, the removal of housing targets and restrictions on rental conversions, and urban form land use designations.</p> <p>To see the full submission, go to page B390. It is related to Submission #18, 19 and 68.</p> <p>Comments are provided about:</p> <p>Policies 4.3.1, 4.4.5, 4.5.1, 4.5.3, 5.1 b), 5.2.4, 5.4, 5.4.1, 9.1 b), 9.4.1, 9.4.3, 9.7.7 b), 14.6.2, 21.4.2, 21.4.3, 21.4.5, 21.4.6, 22.5.3, 23.4.4, 24, 24.1.3, 24.2.3, 24.4.2</p>	<p>The comments on new public parks and open space are noted. (KM)</p> <p>The Town's Green Development Standards are being developed alongside the Official Plan and will be brought to council for endorsement following the adoption of this plan. These standards are designed to ensure best practices in land use planning and building are applied to meet the town's/ province's climate goals. These standards have flexibility built in and are tailored to fit different development applications. The requirement is the submission of identified materials as a part of a complete application. While the support is in the Official Plan, this allows for updates and ongoing work to be conducted to ensure the standards are following the most current best practices. (MB)</p> <p>Many of the comments noted concerns with policies contained in the Region of Peel Official. The Town is required to conform to these policies as well as current in-effect provincial policy. (BL)</p> <p>Targets and definitions around affordable housing, including rental, housing diversity, housing assessments and ARUs were established by/and are in conformity with the Region and surrounding municipalities. The protection of rental units is based on a regional directive and is intended to cover units of a larger scale which would typically be purpose-built rentals. As such the standards are higher than that which would be applied at smaller scales including the example of a house with two additional residential units. (MB)</p> <p>The Town is working on an Energy and Emissions for Growth Areas Study that will develop a framework to implement climate change studies required by the Regional Official Plan. (SM)</p> <p>There are new and revised policies and mapping related to secondary planning. Changes have also been made to the implementation policies throughout Part G. (LGW)</p>

#	Source	Submission Summary	Response
68	Karen Bennett, Glen Schnarr and Associates Inc., on behalf of Gold Humber Station Inc.	<p>Written submission on behalf of Gold Humber Station Inc., who own approximately 50 acres located on the west side of Humber Station Road, south of King Street in Caledon. Comments have been submitted concerning density in the designated greenfield areas, the town-led secondary planning process, settlement area boundary expansion process, softened language relating to the green development standards, climate change, flexibility in language, building and site design, tree canopy cover, the removal of housing targets and restrictions on rental conversions, and urban form land use designations.</p> <p>To see the full submission, go to page B400. It is related to Submissions #18, 19 and 67.</p> <p>Comments are provided on:</p> <p>Policies 4.3.1, 4.4.5, 4.5.1, 4.5.3, 5.1 b), 5.2.4, 5.4, 5.4.1, 9.1 b), 9.4.1, 9.4.3, 9.7.7 b), 14.6.2, 21.4.2, 21.4.3, 21.4.5, 21.4.6, 22.5.3, 23.4.4, 24, 24.1.3, 24.2.3, 24.4.2</p>	<p>The comments on new public parks and open space are noted. (KM)</p> <p>The Town's Green Development Standards are being developed alongside the Official Plan and will be brought to council for endorsement following the adoption of this plan. These standards are designed to ensure best practices in land use planning and building are applied to meet the town's/ province's climate goals. These standards have flexibility built in and are tailored to fit different development applications. The requirement is the submission of identified materials as a part of a complete application. While the support is in the Official Plan, this allows for updates and ongoing work to be conducted to ensure the standards are following the most current best practices. (MB)</p> <p>Many of the comments noted concerns with policies contained in the Region of Peel Official. The Town is required to conform to these policies as well as current in-effect provincial policy. (BL)</p> <p>Targets and definitions around affordable housing, including rental, housing diversity, housing assessments and ARUs were established by/and are in conformity with the Region and surrounding municipalities. The protection of rental units is based on a regional directive and is intended to cover units of a larger scale which would typically be purpose-built rentals. As such the standards are higher than that which would be applied at smaller scales including the example of a house with two additional residential units. (MB)</p> <p>The Town is working on an Energy and Emissions for Growth Areas Study that will develop a framework to implement climate change studies required by the Regional Official Plan. (SM)</p> <p>There are new and revised policies and mapping related to secondary planning. Changes have also been made to the implementation policies throughout Part G. (LGW)</p>
69	Matthew Kruger, Smartcentres	<p>This written submission requests that the change to the right-of-way width of Airport Road be removed from the Plan.</p> <p>To see the full submission, go to page B410.</p>	<p>Right-of-way requirements have been updated in accordance with the Town's most current Multi-modal Transportation Master Plan work. (LGW)</p>

#	Source	Submission Summary	Response
70	Michelle Harris, Gagnon Walker Domes, on behalf of 1000250818 Ontario Inc.	Written submission of support for the inclusion of the property owner's site (Part of Lot 24, Concession 1 W.H.S.) within the settlement area boundary expansion. To see the full submission, go to page B412.	The support is noted. (BL)
71	Ryan Guetter, Weston Consulting, on behalf of the Simpson Road Landowners Group Inc.	Written submission detailing the future development of 5 parcels along Simpson Road (currently under the South Simpson Secondary Plan) in relation to the transportation network. To see the full submission, go to page B422.	This submission will also be considered as part of the ongoing Bolton Secondary Plans Review . That project will update and consolidate the land use policy framework for six secondary plan areas from the existing Official Plan. The new consolidated secondary plan will guide intensification and land use changes in Bolton, especially along the Queen Street corridor. It will be added to the Future Caledon Official Plan through an official plan amendment. (SM, LGW) The conceptual road network has not been revised to reflect the planned and depicted layout, as requested. Given this is a conceptual road network, and no planned network has been approved, keeping this as "conceptual" will not be a barrier to planning the future network. (JH)
72	Ralph Grittani, RG Consulting Inc., on behalf of CVCR Holdings Inc.	Written submission to support the inclusion of 13740 Centreville Creek Road (and surrounding properties) within the town's growth management and phasing strategy. To see the full submission, go to page B429.	The Town's Growth Management and Phasing Plan (GMPP) has been delayed by the recent changes that Bill 150 made to the Region of Peel Official Plan. The draft Future Caledon Official Plan now includes some phasing policies as well as updated secondary planning policies and related mapping. The GMPP is expected to be presented to Council later this spring, following the adoption of Future Caledon. (MB, LGW) All new urban areas will undergo secondary planning to determine overall community design and appropriate long-term land uses (e.g., lands for new housing, jobs, shopping areas, schools, parks, and roads). (LGW)

#	Source	Submission Summary	Response
73	Steven Silverberg, Cedar City Developments	<p>Written submission expressing concern with the staff led secondary planning process including the timing of development in Mayfield West, prescriptive requirements impacting the feasibility of affordable housing, and provincial policy alignment with regard to greenfield area densities.</p> <p>To see the full submission, go to page B432.</p>	<p>The section on affordable housing has been developed based on requirements from the region and the province (as identified in section 16 of the planning act). This includes the establishment of targets and housing assessments which facilitate the achievement of these goals. We have also established under the identified section 9.8 that the town would be supportive of innovative strategies for development and ownership that would facilitate affordability. (MB)</p> <p>There are new and revised policies and mapping related to secondary planning. Changes have also been made to the implementation policies throughout Part G. (LGW)</p>
74	Trevor Hall, DG Group	<p>This written submission is focused on the efficient and effective delivery of housing. It recommends replacing prescriptive language (e.g., will, required) with more permissive language (e.g., may, encourage), and removing housing percentage targets.</p> <p>It also recommends permitting stormwater management facilities and parks in the Rural Lands designation.</p> <p>To see the full submission, go to page B438.</p>	<p>Targets relating to housing are set in the Region of Peel Official Plan and the Town is required to conform. Additionally, affordable housing is a Provincial priority and policies of this nature are required under section 16 of the <i>Planning Act</i>. (MB)</p> <p>Draft Future Caledon Official Plan section 12.5.4 restricts stormwater management facilities within areas such as hazardous lands, the natural environment system, key natural heritage features, and key hydrologic features. Outside of these areas, stormwater management facilities would be permitted if it conforms to Provincial Plans and policies and any other requirement of Future Caledon Official Plan.</p> <p>Draft section 10.2.7 states that public parks may be permitted in the appropriate areas designated on Schedule B4, Land Use. (SM)</p>

#	Source	Submission Summary	Response
75	Ed Sajecki, Sajecki Planning Inc., on behalf of Longridge Partners	<p>This written submission relates to several properties known collectively as Pulpit Ridge (1,200 acres) and Melville Park. It outlines the owners' vision for golf-course related accommodations and amenity areas, as well as estate residential lots, and requests settlement area boundary expansions to realize these things. It also points out the flexibility provided by the proposed 2023 Provincial Planning Statement with respect to settlement area boundary expansions or establishing new settlement areas.</p> <p>Additional time was requested to review the Natural Features and Areas mapping and policy implications.</p> <p>To view the full submission, go to page B439.</p>	<p>The Official Plan has been prepared to conform to the Provincial and Regional policies currently in effect. A settlement area boundary expansion would need to occur through a review completed in accordance with Town policy and the Region of Peel Official Plan. This cannot be considered at this time. (LGW)</p>
76	Michael Bissett, Bousfields Inc., Bolton North Hill Landowners Group	<p>This written submission relates to several of the "North Hill" properties surrounding the intersection of Highway 50 and Emil Kolb Parkway. It requests clarification related to:</p> <ul style="list-style-type: none"> - the "New Urban Area 2051" identified on Schedule B2 - growth management and phasing - the conceptual collector road network <p>It also expresses concerns about the minimum buffers required for natural features outside of the Greenbelt Plan or Oak Ridges Moraine Conservation Plan.</p> <p>To see the full submission, go to page B445. It is related to Submission #31.</p> <p>Comments are provided on:</p> <p>Schedules B2 and C1; Figure D4c; Sections 13.8 13.9 13.9.7</p>	<p>The "New Urban Area 2051" indicates the new urban area added to south Caledon in conformity with the new Region of Peel Official Plan. These lands will be planned comprehensively along with the new urban areas from Regional Official Plan Amendment Number 30 (ROPA 30 – Bolton Residential Expansion Study).</p> <p>The Town's Growth Management and Phasing Plan (GMPP) has been delayed by the recent changes that Bill 150 made to the Region of Peel Official Plan. The draft Future Caledon Official Plan now includes some phasing policies as well as updated secondary planning policies and related mapping. The GMPP is expected to be presented to Council later this spring, following the adoption of Future Caledon. (MB, LGW)</p> <p>The conceptual collector road network has been updated and is intended to be refined through secondary planning and development approvals. (LGW)</p> <p>The buffers presented in Draft Table 13-3 were developed in response to public feedback for Increased protection of Natural Environment System Features outside of Provincial Plan jurisdictions. (KM)</p>

#	Source	Submission Summary	Response
77	Sandra Patano, Weston Consulting, on behalf of the property owners of PT LT 22 CON 6 EHS, CHINGUACOUS Y	<p>This written submission requests that the land identified as PT LT 22 CON 6 EHS CHINGUACOUSY to remain in the Employment Area under the settlement area boundary expansion.</p> <p>To see the full submission, go to page B449.</p>	Noted. (MB)
78	Mark and Kate Honey	<p>This written submission expresses concerns with on-farm diversified uses and commercial event venues.</p> <p>To see the full submission, go to page B454. It is related to Submissions #24, 30, 38, 41, 49, 59, 79 and 83.</p>	<p>On October 31, 2023, staff and the Town's consultant, Nick McDonald, met with Mr. Leitert and Ms. Bull of the Caledon East Rural Neighbors group to discuss this issue.</p> <p>Modifications to the policies for on-farm diversified uses (OFDUs) address potential event centre land uses with requirements for licensing to regulate the types, frequency, duration and scale of activities permitted. Refer to sections 17.4.7, 17.4.11 and 17.4.12. (KM)</p>
79	Michael Goulding	<p>This written submission expresses concerns with on-farm diversified uses and commercial event venues.</p> <p>To see the full submission, go to page B455. It is related to Submissions #24, 30, 38, 41, 49, 59, 78 and 83.</p>	<p>On October 31, 2023, staff and the Town's consultant, Nick McDonald, met with Mr. Leitert and Ms. Bull of the Caledon East Rural Neighbors group to discuss this issue.</p> <p>Modifications to the policies for on-farm diversified uses (OFDUs) address potential event centre land uses with requirements for licensing to regulate the types, frequency, duration and scale of activities permitted. Refer to sections 17.4.7, 17.4.11 and 17.4.12. (KM)</p>

#	Source	Submission Summary	Response
80	Matthew Cory, Malone Given Parsons, on behalf of Mayfield Golf Course Inc. and Tullamore Industrial GP Limited	<p>This written submission relates to three properties on the west side of Torbram Road, between Mayfield Road and Old School Road, totaling 91.2 hectares. It provides comments that the draft Official Plan should:</p> <ul style="list-style-type: none"> - align with the upcoming Provincial Policy Statement - be one consolidated document, including secondary plans, at this stage - apply structural land use designations now to avoid delays to the development process (specific land use designations are suggested) - not include a conceptual collector road network (determine it through a future development review process that considers the existing road network and site conditions, and minimizes the number and impact of crossings of significant natural features) - include environmental mapping that incorporates detailed work where undertaken. <p>To see the full submission, go to page B456.</p>	<p>The Official Plan has been prepared to conform to the Provincial and Regional policies currently in effect.</p> <p>The existing secondary plans cannot be reviewed and consolidated at this time. The policy language and mapping to indicate which Official Plan document applies to which areas has been modified to improve clarity. (BL, LGW)</p> <p>All new urban areas will undergo secondary planning to determine overall community design and appropriate long-term land uses (e.g., lands for new housing, jobs, shopping areas, schools, parks, and roads). Once a secondary planning process is completed, the new secondary plan will be added to Part H of the Future Caledon Official Plan through an official plan amendment. (LGW)</p> <p>There are new and revised policies and mapping related to secondary planning. Changes have also been made to the implementation policies throughout Part G. (LGW)</p> <p>The conceptual collector road network has been updated and is intended to be refined through secondary planning and development approvals. (LGW)</p> <p>Mapping from the Region of Peel's <i>Settlement Area Boundary Expansion - Scoped Subwatershed Study</i> identifies the preliminary Natural Environment System within the Town's new urban area. The policies recognize that natural features and areas will be delineated through local studies completed in support of secondary plans and plans of subdivision. Official plan mapping will be updated as secondary plans and development applications are approved. (LGW)</p>

81	Jane Thompson	<p>This written submission provides concerns related to the draft Future Caledon Official Plan's conformity with the Region of Peel Official Plan's natural heritage system and rural lands policies.</p> <ol style="list-style-type: none"> 1. It does not protect valley and stream corridors draining more than 125 ha. 2. It does not protect woodlands greater than 16 ha. 3. It protects only features that have been mapped whereas the Region of Peel official plan protects unmapped features as well. 4. The absence of invasive species is not a criterion in the Region of Peel Official Plan for woodlands in the Core Greenlands System, so the presence of invasive species should not be a reason for removing Core Woodlands. 5. The policy to designate 40 ha parcels outside the settlement boundary is not provided for in the Region of Peel Official Plan. It would encourage sprawl and run counter to the basis of the planned urban area. <p>To view the full submission, go to page B462.</p>	<ol style="list-style-type: none"> 1. Draft OP Policy 13.3.1 f) confirms "valley and stream corridors meeting one or more of the criteria for Core Area valley and stream corridors in Table 2 of the Region of Peel Official Plan" are Included as Natural Features and Areas in the Draft OP. (KM) 2. Draft OP Policy 13.3.1 b) confirms <i>woodlands</i> meeting one or more of the criteria for Core Area <i>woodland</i> on Table 1 of the Region of Peel Official Plan are included as Natural Features and Areas in the Draft OP. (KM) 3. The Natural Environment System mapping to be included in the Draft OP Schedules conforms to geographic information system (GIS) data and air photo information from Regional, Provincial and conservation authority sources and Town prepared investigations by qualified professionals. Draft Policy 13.3.2 speaks to the requirement of evaluation in order to determine if additional features are to be designated Natural Features and Areas. Draft OP Policy 13.4 identifies those additional features that are currently recognized and protected as Supporting Features and Areas, or that would be, upon their discovery. Draft OP Policy 13.12.1 set the requirements for additional feature evaluation where required as part of the review of an application for development or site alteration, or through the completion of a subwatershed study. (KM) 4. Draft OP policies 13.11.4 c) and 13.11.5 e), permit treed communities dominated by invasive species to be excluded from core area woodland or a significant woodland in accordance with Region of Peel Official Plan Policy 2.14.32, which permits such actions where invasive species threaten the ecological functions or biodiversity of native communities. (KM) 5. Draft OP policy 4.5.2 permits for the expansion of settlement areas where the land to be added to the settlement area does not exceed 40 hectares, in advance of a Regional municipal comprehensive review, in accordance with Region of Peel Official Plan Policy 5.5.9 a) and Policy 2.2.8 6 of the Growth Plan. This modification to the Growth came about as part of Bill 108 (2019). (KM)
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#	Source	Submission Summary	Response
82	Paul Lowes, SGL, on behalf of Wildfield Village Landowners Group	<p>This written submission is about the draft secondary planning policies. It provides suggestions related to wording and reiterates the interest in a “hybrid approach” to secondary planning for the Wildfield Village area (i.e., led by Town and landowner group).</p> <p>To see the full submission, go to page B464. It is related to Submission #20.</p>	<p>The secondary planning policies have been revised. There have also been changes to implementation policies throughout Part G. (LGW)</p>
83	Jay Barwell	<p>This written submission expresses concerns with on-farm diversified uses and commercial event venues.</p> <p>To see the full submission, go to page B466. It is related to Submissions #24, 30, 38, 41, 49, 59, 78 and 79.</p>	<p>On October 31, 2023, staff and the Town’s consultant, Nick McDonald, met with Mr. Leitert and Ms. Bull of the Caledon East Rural Neighbors group to discuss this issue.</p> <p>Modifications to the policies for on-farm diversified uses (OFDUs) address potential event centre land uses with requirements for licensing to regulate the types, frequency, duration and scale of activities permitted. Refer to sections 17.4.7, 17.4.11 and 17.4.12. (KM)</p>

#	Source	Submission Summary	Response
84	Michael Hensel, C.F Crozier & Associates Inc., on behalf of the Alloo Landowners Group	<p>This written submission provides comments related to the natural heritage related policies and mapping. It notes, among other things, that some of the natural features identified on the draft schedules conflict with the actual features that have been mapped, staked and confirmed on-site by qualified biologists and agencies.</p> <p>To see the full submission, go to page B467. It is related to Submissions # 15 and 66.</p> <p>Comments are provided on: 13.3.2, 13.8.1, 13.9.10, 13.9.11, 13.9.12, Schedules B4, D1, D2.</p>	<p>The Natural Environment System mapping to be included in the Draft OP Schedules conforms to geographic information system (GIS) data and air photo information from Regional, Provincial and conservation authority sources and Town prepared investigations by qualified professionals. Planning Act processes that could instigate NES mapping updates and refinements include Secondary Plan development-based, site-specific Official plan Amendments and Provincial plan conformity.</p> <p>The buffers presented in Draft Table 13-3 were developed in response to public feedback for Increased protection of Natural Environment System Features outside of Provincial Plan jurisdictions. (KM)</p> <p>Policies associated with linkages, potential linkages and potential enhancement areas have been updated. Those that have been mapped as part of the 2020 Peel Environmental Screening and Scoped Subwatershed Study are to be included in the OP but not as designations, as this mapping is intended to inform the preparation of more detailed studies, with these studies resulting in the designation and protection of certain areas.</p> <p>Mapping from the Region of Peel's <i>Settlement Area Boundary Expansion - Scoped Subwatershed Study</i> identifies the preliminary Natural Environment System within the Town's new urban area. The policies recognize that natural features and areas will be delineated through local studies completed in support of secondary plans and plans of subdivision. Official plan mapping will be updated as secondary plans and development applications are approved.</p>
85	Patrick Pearson, Glen Schnarr and Associates Inc., on behalf of the property owners of 15344 Hurontario St	<p>This written submission requests that the property at 15344 Hurontario Street be included within the Inglewood Village Settlement Area.</p> <p>To see the full submission, go to page B470.</p>	<p>All urban and settlement areas are as set out in the Region of Peel Official Plan.</p> <p>The Town is required to conform to Peel Official Plan policy 2.10.9 In addition to the applicable policies of the Growth Plan and this Plan, designate Belfountain, Cataract, Cheltenham, Inglewood, Mono Mills and Terra Cotta as minor urban centres and ensure that any proposed expansion of these minor urban centres occurs in accordance with the NEP and the Niagara Escarpment Planning and Development Act. The policy permitting further review of the Inglewood settlement area was deleted by the province in the approval of the Peel Official Plan, and maintained through Bill 150.</p>

#	Source	Submission Summary	Response
86	Patrick Pearson, Glen Schnarr and Associates Inc., on behalf of King On Kennedy 15 Holding Inc.	<p>This written submission expresses support for the draft Official Plan mapping and settlement area boundary expansion designations as they apply to transitional uses in the Campbell's Cross area.</p> <p>To see the full submission, go to page B535.</p>	<p>The property is within the Campbell's Cross Transition Area and surrounded by Employment Area as identified in the Region of Peel Official Plan, which is to be implemented in the Future Caledon mapping. This can be seen on Schedule B4.</p>
87	Neal Deruyter, MHBC, on behalf of James Dick Construction Ltd.	<p>This written submission is about the extractive industrial land use designation, the boundaries of natural features and areas mapping, mineral aggregate extraction in prime agricultural areas, and the phasing of mineral aggregate resources policies.</p> <p>To see the full submission, go to page B537.</p> <p>Comments are provided about:</p> <p>Policies 13.3.2, 13.3.1,</p>	<p>The Natural Environment System mapping to be included in the Draft OP Schedules conforms to geographic information system (GIS) data and air photo information from Regional, Provincial and conservation authority sources and Town prepared investigations by qualified professionals.</p> <p>The Draft OP Policy 13.3.2 has been updated to address the identified suggestion.</p> <p>The Draft OP S 13.2.1 and 13.4.1 has been updated to conform with Niagara Escarpment Plan (NEP) S 2.7.1 and identify Earth Science Areas of Natural and Scientific Interest (ANSIs) features as Key Natural Heritage Features.</p> <p>Draft OP S 13.6.1, in conformity with NEP S 2.7.2, identifies the limited instances where development would be permitted within Key Natural heritage Features of the NEP.</p> <p>The Town is currently examining how to update and improve its mineral aggregate policies through a separate Supplementary Aggregate Resources Policy Study. That study will build on the Joint Peel-Caledon Aggregate Resources Review, which was part of the Region of Peel Official Plan Review. The mineral aggregate policies in the existing Town of Caledon Official Plan will continue to apply until updated policies are added to the Future Caledon Official Plan through an approved official plan amendment.</p> <p>The Town has reached out to JDCL to set up a meeting to discuss the ongoing Supplementary Aggregate Resources Policy Study.</p>