

## Staff Report 2024-0072

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Meeting Date: March 19, 2024

Subject: Recommendation Report: 2024 Future Caledon Official Plan

Submitted By: Steve Burke, Manager, Strategic Policy Planning

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### RECOMMENDATION

That Staff Report 2024-0072, Recommendation Report: 2024 Future Caledon Official Plan, be received;

That the By-law to adopt the 2024 Future Caledon Official Plan, attached as Schedule A to Staff Report 2024-0072, be enacted;

That Council resolves and declares the 2024 Future Caledon Official Plan conforms with all provincial plans or does not conflict with them, has regard to the matters of provincial interest listed in section 2 of the *Planning Act*, and is consistent with policy statements issued under subsection 3 (1) of the *Planning Act*;

That the Clerk be directed to provide notice of the passing of the By-law adopting the 2024 Future Caledon Official Plan in accordance with the *Planning Act*;

That the Clerk be directed to make application to the Region of Peel for approval of the 2024 Future Caledon Official Plan in accordance with *Planning Act* requirements.

That the Caledon Major Transit Station Areas Study, attached as Schedule F to Staff Report 2024-0072, be received;

That staff be directed to monitor the approval process for the 2024 Future Caledon Official Plan, and in the event that the Region of Peel proposes modifications to the Plan, prepare a report to Council with recommendations concerning any proposed modifications; and

That a copy of Staff Report 2024-0072 be sent to the Region of Peel, the Minister of Municipal Affairs and Housing, and Sylvia Jones, MPP for Dufferin-Caledon.

### REPORT HIGHLIGHTS

- This report provides a summary of the Town's Official Plan Review process to date and recommends the adoption of the 2024 Future Caledon Official Plan, which is attached as **Schedule A** to this report.
- This Plan will guide the most significant period of transformation in the Town of Caledon's history. It balances the protection and conservation of the Town's abundant natural and cultural heritage and rural and agricultural communities, with planning for significant urban growth to the year 2051.
- The Plan has been prepared to conform with existing Provincial legislation, plans and policies, as well as the Region of Peel Official Plan, as approved by the *Official Plan Adjustments Act, 2023*.

- Four previous drafts of the Plan were presented to Council and the public for comment and feedback (Spring 2022, June 2023, August 2023 and February 2024). Changes to the proposed Plan text since the February 2024 draft are indicated in the redline version attached as **Schedule B**. The maps (i.e., schedules and figures) have been entirely replaced and may be compared to those in the February 2024 draft.
- The Town has received vital input on this Plan over several years from community members, Indigenous Nations, staff and consultants. That collaborative consultation process identified key areas of interest, local priorities, and a clear vision for the future. **Schedule C** provides an engagement summary, and **Schedule D** and **Schedule E** are a compilation of public comments and responses. **Schedule G** contains additional public comments received after the commenting deadline.
- The Plan also includes policies applicable to the Town's major transit station areas, as recommended by the Caledon Major Transit Station Areas Study attached as **Schedule F**.
- A more detailed discussion of the new approach to Natural Environment System policies included in the plan is attached as **Schedule H**.
- The 1978 Official Plan, as amended and in force as of the day before the adoption of the 2024 Future Caledon Official Plan, is being superseded in phases and is not being repealed at this time. It will remain in effect as it applies to certain existing secondary plan and settlement areas, and mineral aggregate resources Town-wide, as described in Part A, Section 1.2, of the proposed Plan.
- Further phases of the Town's Official Plan Review will complete the replacement and repeal of the 1978 Official Plan, as amended. Studies of the remaining areas subject to the 1978 Official Plan, as amended, will recommend new policies to be incorporated into Future Caledon through a series of Town initiated official plan amendments.
- If adopted by Council, the Plan will be submitted to the approval authority (the Region of Peel) for approval. In the event that the Region of Peel proposes modifications to the Plan, staff will report back to Council providing recommendations on the proposed modifications.

## DISCUSSION

This report seeks Council's adoption of the attached 2024 Future Caledon Official Plan, which represents the work completed to date through the Town's Official Plan Review. The proposed Official Plan has been prepared to support and enable a future Caledon that is a sustainable, healthy, connected and complete community with a thriving local economy.

### Background

An official plan provides Council's policies on how land in the municipality should be used. It is prepared with input from the community, in conformity with Provincial and Regional requirements, to ensure that future planning and development will meet the specific vision and needs of the community.

On March 5, 2019, Council formally initiated the Town's Official Plan Review process, as required by the *Planning Act*.

Caledon's current Official Plan was originally adopted in 1978 and has been subject to over 250 amendments, some of which have implemented Provincial or Regional plans and policies. Now, with unprecedented population and employment growth forecasted to be accommodated in Caledon in the future, a new comprehensive policy framework is required to support the Town's vision and guide development and land use decision-making to 2051.

The Town is forecast to grow from a population of approximately 80,000 residents in 2021 to 300,000 residents in 2051. Employment is forecast to rise from approximately 32,000 jobs to 125,000 jobs in 2051.

The *Planning Act* requires a council to revise the official plan to ensure it conforms to provincial plans, has regard for matters of provincial interest, and is consistent with provincial policy statements, every 10 years after a new official plan has come into effect or every five years thereafter. Official plans must be consistent with the Provincial Policy Statement, 2020 and conform to relevant policies and plans including A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the Growth Plan), the Greenbelt Plan, the Niagara Escarpment Plan and the Oak Ridges Moraine Conservation Plan. The Town's Official Plan must also conform to the Region of Peel Official Plan. The Future Caledon Official Plan has been prepared to satisfy these requirements.

### Phasing of the Future Caledon Official Plan

The 1978 Official Plan, as amended and in force as of the day before the adoption of the 2024 Future Caledon Official Plan, is being replaced through a three-phase Official Plan Review process. The proposed 2024 Future Caledon Official Plan represents the culmination of Phase 1. See Figure 1 to this report.

Phase 1 of the Official Plan Review included a comprehensive review of the current Official Plan and a conformity exercise to address the most current Provincial and Regional plans and policies that apply to the Town. The goal was to create a document that is streamlined, easier to read and more strategic in approach that will position the Town to manage population and employment growth to 2051 and beyond.

The 1978 Official Plan, as amended and in force as of the day before the adoption of the 2024 Future Caledon Official Plan, will remain in effect as it applies to certain existing secondary plan and settlement areas, and mineral aggregate resources Town-wide, as described in Part A, Section 1.2, of the proposed Plan (Schedule A).

The next phases of the Town's Official Plan Review will complete the replacement of the 1978 Official Plan, as amended, at which time the 1978 Official Plan may be repealed. Studies of the remaining areas subject to the 1978 Official Plan, as amended, will recommend new policies to be incorporated into Future Caledon through a series of Town initiated official plan amendments.

**Figure 1: Phases of the Town of Caledon Official Plan Review**

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

Phase 2 of the Official Plan Review is intended to include:

- Updated mineral aggregate resource policies, informed by the Supplementary Aggregate Policy Study currently underway. These policies will be integrated with, and complementary to, the environmental, transportation and other policies of the Future Caledon Official Plan, to ensure they work effectively together.
- Additional intensification/Major Transit Station Area policies, informed by the recommendations of the Major Transit Station Area Study, which is now completed and is attached as **Schedule F** to this report.
- A consolidated Bolton Secondary Plan, informed by a Bolton Secondary Plans Review, currently underway. The ongoing Bolton Secondary Plans Review will recommend updated policies for the Bolton community including policies to support intensification, particularly along Queen Street South/Highway 50 in south Bolton, complementing efforts to identify a second GO station on the Caledon-Vaughan GO line.

Phase 3 of the Official Plan Review will include reviews and updates to the remaining secondary plans contained within the 1978 Official Plan, as amended, including Mayfield West, Caledon East, Inglewood and the Palgrave Estate Community. The 2024 Future Caledon Official Plan also establishes the planning framework for new secondary plans in the 2051 New Urban Area.

**Overview of the Proposed 2024 Future Caledon Official Plan**

The draft new Official Plan has been prepared on a foundation of the vision:

*Our Caledon will be a sustainable, healthy, connected and complete community with a thriving local economy. As we grow, we will continue to celebrate our heritage, diversity and rural roots and be stewards of our natural environment.*

and the following Guiding Principles:

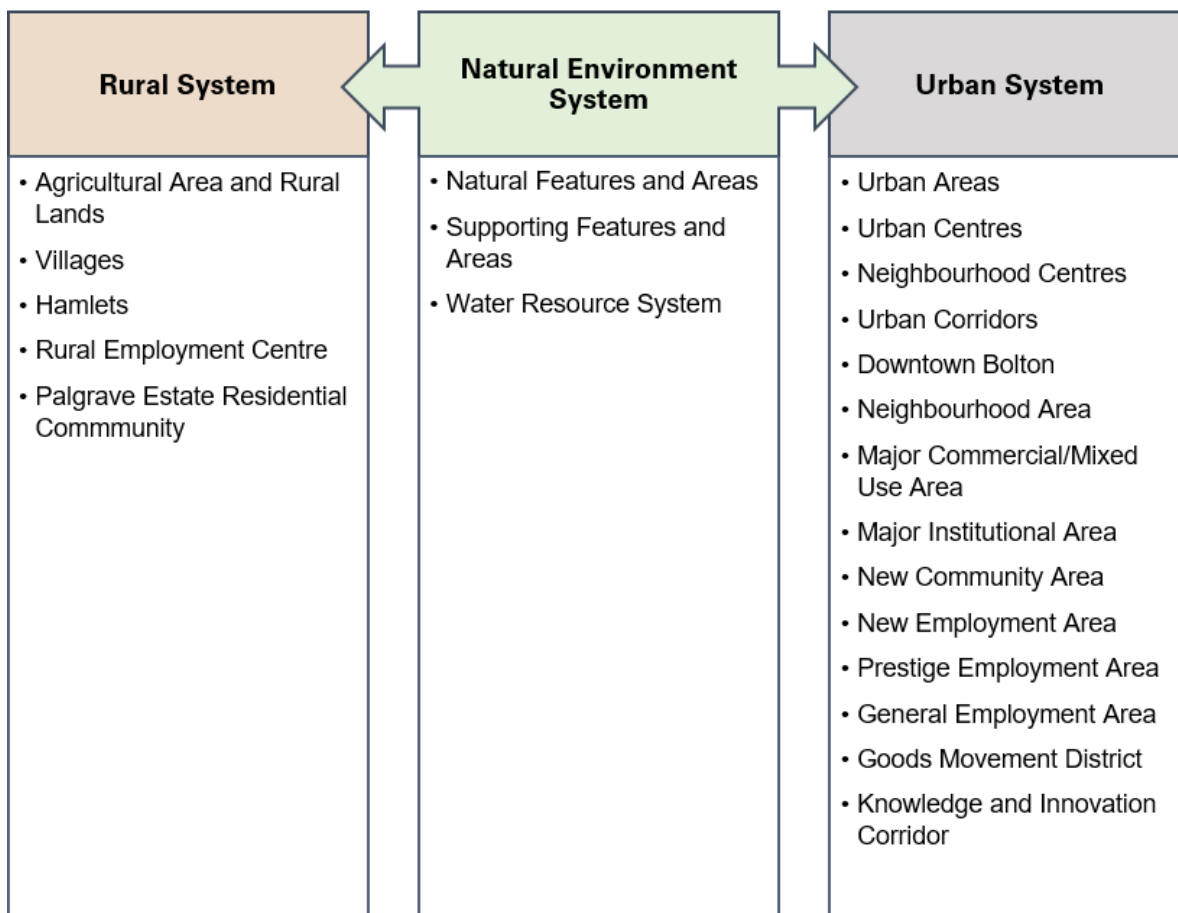
- Address the Changing Climate;
- Protect Our Agricultural Lands;



- Protect Our Natural Features and Areas;
- Conserve Our Cultural Heritage;
- Manage Our Aggregate Resources;
- Protect and Nurture Our Rural Communities;
- Manage and Support Growth for Our Long-term Benefit;
- Create Healthy and Complete Communities;
- Design Great Places;
- Create High Quality Transportation Options;
- Address Housing Affordability and Choice;
- Support Strategic and Innovative Economic Opportunities; and,
- Strategically Manage Municipal Infrastructure

The draft new Official Plan is intended to establish land uses within the Town to 2051, coordinate land use and infrastructure requirements to ensure that the forecasted growth can be accommodated responsibly and establish a framework and policy context for decision making that provides greater certainty for planning processes.

**Figure 2: Town Structure**



The Plan is streamlined to make it easier to navigate, especially since it is expected that the document will primarily be accessed online. The Plan is structured based on a systems approach, and into the Rural System and the Urban System, both of which are complemented by the Natural Environment System. Under each System are general policies, and detailed land use designations, as shown on Figure 2.

Land use planning in Caledon is complex due to the number of applicable Provincial Plans, natural features and resources, and urban and rural areas. This new Official Plan will help ensure the protection of natural features and agriculture, and where urban development is allowed, policies will be more straightforward and clear, with comprehensive design and land use policies. The Plan aims to ensure protection of what the community values, and climate change and adaptation are necessary priorities that have been woven in throughout the Plan.

### Where the New Draft Official Plan Will Apply

As noted in Section 1.2 of the draft Plan, the 1978 Town of Caledon Official Plan (current in-effect Official Plan) would continue to apply to the following lands until relevant replacement policies are added to the new Plan through Phases 2 and 3 of the Official Plan Review:

- lands identified as Rural Service Centre on Schedule A1 to the 1978 Official Plan, as amended, including:
  - the Bolton settlement area, including the Downtown Bolton special policy area, and associated secondary plan areas (Bolton Core, Bolton South Hill, West Bolton, North-East Bolton, South Simpson Industrial and Coleraine West) as depicted on the mapping of the 1978 Official Plan, as amended;
  - the Caledon East, Mayfield West, Mayfield West Phase 2 and Snell's Hollow secondary plan areas as depicted on the mapping of the 1978 Official Plan, as amended;
- the Tullamore and Palgrave Estate Residential Community secondary plan areas as depicted on the mapping of the 1978 Official Plan, as amended;
- the Inglewood Village plan area, Sandhill settlement area, and the Victoria Business Park land use plan area as depicted on the mapping of the 1978 Official Plan, as amended;
- mineral aggregate resources Town-wide, including:
  - lands designated Extractive Industrial Area on Schedule A to the 1978 Official Plan, as amended;
  - lands identified as CHPMARA (i.e., Caledon High Potential Mineral Aggregate Resource Area) or Licensed Pit/Quarry on Schedule L to the 1978 Official Plan, as amended; and,
  - lands identified as sand and gravel or bedrock resource fragments on Appendix II to the 1978 Official Plan, as amended.

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

## **Region of Peel Official Plan Review**

On April 28, 2022, the Region of Peel adopted the Peel 2051 Official Plan containing a policy framework to guide growth in Peel to the 2051 planning horizon, concluding the municipal comprehensive review of its Official Plan.

On November 4, 2022 the Minister of Municipal Affairs and Housing issued a Decision approving the Peel 2051 Official Plan, with 44 modifications. These modifications included mapping changes to the 2051 Urban Area of the Peel Official Plan.

On October 23, 2023 the Minister of Municipal Affairs and Housing announced that legislation would be introduced to reverse the Minister's decisions on a number of upper-tier and single-tier official plans, including the Region of Peel Official Plan. On December 6, 2023 Bill 150, An Act to enact the *Official Plan Adjustments Act, 2023* and to amend the *Planning Act* with respect to remedies received royal assent.

On February 20, 2024 the Province introduced Bill 162, the Get It Done Act, regarding additional proposed changes to the approvals of several upper-tier official plans, including the Peel 2051 Official Plan, which further amended Schedule 1, the Official Plan Adjustments Act. Bill 162 re-introduced several modifications to the Region of Peel Official Plan, including the 2051 Urban Area and Employment Area and several other modifications. The draft Future Caledon Official Plan has been prepared to conform with the Region of Peel Official Plan version as modified by Bill 150, which resulted in only some of the 44 modifications being made.

## **Progress since the last draft version of the Future Caledon Official Plan**

The project team has been working since the September 2023 draft to review new comments from the Province, the Region, stakeholders and the public, which have now been addressed in the draft Official Plan attached to this report.

The Plan was also reviewed by external legal counsel to ensure conformity with statutory requirements, internal consistency and clarity. Comments were also provided to the Town from the Ontario Ministries of Transportation and Energy related to policy and mapping for the GTA West and Northwest GTA Transmission Corridors.

## **Key Changes**

Following the release of the February 2024 draft, the Town received comments from various stakeholders. Input from the Region of Peel, Ministry of Transportation, Credit Valley Conservation, Toronto and Region Conservation Authority, Nottawasaga Valley Conservation Authority, Peel District School Board, and Niagara Escarpment Commission was received. These comments have been reviewed and addressed through various revisions to the Plan. Input and staff responses to members of the public is attached in **Schedule E**.

Highlights of the key changes to the draft Future Caledon Official Plan from the February 2024 draft are as follows:

- Minor edits were made throughout the Plan to:
  - improve the consistency of wording/terminology used
  - fix typographical, punctuation and formatting errors

### **Preface**

- Foreword
  - Text has been added to reference the Nanfan Treaty of 1701 based on feedback received from Indigenous Nations

### **Part A: Introduction**

- No significant changes made

### **Part B: Managing Growth and Change**

- Chapter 4, Growth Management
  - Section 4.1, Growth Forecasts now includes a 2041 population and employment forecast, added at the request of the Region of Peel
  - Section 4.4, Growth Phasing and Coordination contains some minor revisions to address Regional Plan conformity

### **Part C: General Policies**

- Part C has been renamed as General Policies
- Chapter 9, Housing
  - General Policy 9.2.6 b) was revised as requested by Region of Peel staff to encourage a balanced mix of residential units types and sizes to support the creation of housing suitable for families.
  - In Section 9.7, Additional Residential Units, certain policies were revised to improve clarity and address public comments about encouragement and support for additional residential units in new urban developments.
- Chapter 11, Transportation
  - In Section 11.3, Road Network, Policy 11.3.8 in respect of the collector road network has been revised based on input from the Town's Transportation Engineering staff (now Policies 11.3.8 and 11.3.9).
- Chapter 12, Infrastructure
  - Revisions were made to the introduction, objectives and general policies to address comments from Town and Regional staff and to address Regional Plan conformity.

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

- Chapter 13, Natural Environment System
  - References to roles and responsibilities of applicable Conservations Authorities were enhanced.
  - Policy content was updated to address conformity to Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits, under the Conservation Authorities Act, which comes into force on April 1, 2024.
  - Policy 13.7.8 was introduced to address issues of excess soil and placement of fill requirements within the Oak Ridges Moraine Conservation Plan Area and enhance conformity with the Region of Peel Official Plan.



- Chapter 14, Parks and Open Space
  - Section 14.5, Parks Hierarchy, was enhanced with increased site criteria details for various park types.

### Part E: Rural System

- Chapter 17, Agricultural Area and Rural Lands
  - Minor revisions to the On-Farm Diversified Use policies regarding farm event venues have been made to address comments from rural residents
- Chapter 18, Villages and Hamlets
  - Section 19.3, Villages and Hamlets Designation includes a policy to recognize former Industrial/Commercial Centre permissions applicable in Victoria.

### Part F: Urban System

- Chapter 21, Planning the Urban System
  - Policy 21.3.6 q) clarifies that secondary plans will identify where tertiary plans are required or, if tertiary plans are not required, the secondary plan should include the level of detail that would be provided in a tertiary plan.
  - Revisions from Region of Peel staff have been incorporated into Policy 21.4.3, which lists matters that a tertiary plan, its supporting studies and the related report to Council should address. The new Policy 21.4.4 specifies what a tertiary plan will include, where required.
- Chapter 22, Community Areas.
  - Section 22.3, Urban Centre Designation, includes updated policies to implement the Urban Centre/Caledon GO Primary Major Transit Station Area (MTSA) identified on Schedule B1, Town Structure, and Schedule F1, Urban System. Some edits address comments from the public, and Town and Regional staff, or implement recommendations from the Caledon Major Transit Station Areas Study (attached as **Schedule F** to this report). Other edits provide flexibility in respect of residential dwelling types and minimum building heights within the MTSA, as implemented through secondary planning, provided the Town and Region are satisfied that planned minimum density of the MTSA will be achieved.
  - Section 22.4, Neighbourhood Centre Designation, provides policies to implement the Neighbourhood Centres identified of Schedule B1, Town Structure, and Schedule F1, Urban System, including the Mayfield West Planned MTSA. This section has been substantially revised to conform with the Region of Peel Official Plan and incorporate recommendations from the Caledon Major Transit Station Areas Study.

Based on the Town's analysis, the Mayfield West Planned MTSA should be reclassified as a secondary MTSA. The study recommends an MTSA boundary, recognizing the limited opportunity to develop an MTSA in the Mayfield West location because of existing development approvals and the barrier created by Highway 410/Highway 10. However, in accordance with the Planning Act, MTSA reclassification and boundary delineation must occur through an amendment to the Region of Peel Official Plan before being implemented in the Town's Official Plan. The policies for the Mayfield West

Planned MTSA have been adjusted accordingly, pending the necessary Regional Official Plan Amendment. The Town will continue to work with the Region and Province to implement a bus transit hub and MTSA in Mayfield West. It is also noted that the Mayfield West Secondary Plan of the 1978 Official Plan, as amended, would continue to apply.

The Study also includes recommendations for the potential future expansion of the Caledon GO MTSA, and the employment conversion of dry industrial lands in the vicinity of the Caledon GO MTSA, through a subsequent Regional Official Plan amendment.

- Chapter 23, Employment Areas
  - Section 23.1.7, General include updated language regarding the sectors the Town will be targeting for growth, specifically knowledge-based uses, opportunities for skills training and post-secondary uses, and a more diversified employment base.
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### Part G: Implementation

- In Chapter 24, Official Plan Amendments, further changes have been made to Section 24.3, Secondary Plans, in respect of required supporting studies and technical analysis, in response to changes elsewhere in the Plan and to address conformity with Region of Peel Official Plan Policy 5.6.20.14.17:
  - Details about subwatershed studies have been relocated to Part D, Section 13.9, Natural Environment System in New Community Areas and New Employment Areas.
  - More detail has been added regarding agricultural impact assessments, community energy and emissions reductions plans and climate change adaptation plans.
  - Requirements for aggregate resource impact assessments have been added, as well as for analysis of the Campbell's Cross Transition Area when the surrounding urban area undergoes secondary planning.
- In Chapter 27, Development Application Requirements, only minor edits were made based on Town, Regional and agency staff comments.

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

- Chapter 32, Site-specific Policies
  - Section 32.1, Exceptions Outside the Urban System now includes a policy to recognize future study potential around the Reddington Retirement Community

### Public Engagement

Public engagement has been an essential part of the preparation of the draft Future Caledon Official Plan. A number of detailed engagement summaries have been prepared throughout this project, the Phase 4 Engagement Summary is attached in **Schedule C**. Comment response for comments received from the public are included in **Schedule D**

and **Schedule E** to this report. Staff made effort to review submissions received after the March 7, 2024 commenting deadline, these submissions are attached in **Schedule G**.

The Town has engaged with the public on several drafts of the Future Caledon Official Plan, including statutory open houses where the public is provided an opportunity to review and ask questions and public meetings where the public is provided an opportunity to make representations, with multiple touch points with Council throughout the review. The draft Plan was made available online, at Town Hall, and at each in person meeting or open house in all cases. In addition to the public meeting held on March 5, 2024, two meetings which meet the requirements for a special meeting in accordance with the requirements of the *Planning Act* (also referred to as a statutory public meeting) were previously in accordance with the *Planning Act*, along with a number of open houses.

The first statutory public meeting was held April 11, 2022 with open houses on March 28, March 30 and April 11, 2022. Notice was provided in accordance with the *Planning Act* and included a 30-day comment period.

A second statutory public meeting was held on September 19, 2023 with open houses on September 11, September 12, and September 19, 2023. Notice was provided in accordance with the *Planning Act* and included a 30-day comment period.

Through this engagement process, the Town has:

- Held almost 60 events for members of the public to provide input
- Received 215 written comments
- Received over 46,000 webpage visits

### Indigenous Consultation

In 2022, Indigenous Nations with Traditional and Territorial rights in the Town were circulated the draft Official Plan and were provided an opportunity to provide written or verbal comments on the Plan. The feedback received was considered and incorporated, where appropriate.

In May of 2023 Indigenous Nations were provided advance notice of the June 2023 draft release, with varying levels of interest. Meetings were held with Haudenosaunee Development Institute and Six Nations of the Grand River, and feedback was received from Huron-Wendat Nation. The feedback provided by these Indigenous Nations has been considered and incorporated into the draft, where appropriate.

Discussions are still ongoing with Indigenous Nations regarding the preamble of the Plan, and there is still learning to do. This section is non-operative text and can be updated further if necessary.

### Key Policies

Through this report, the final Future Caledon Official Plan is proposed for Council review, approval and adoption. The policies outlined in the Future Caledon Official Plan outline where and how the Town will grow, while protecting what makes Caledon unique. This is established through the new Town Structure, which identifies key elements including

natural features and areas, agricultural and rural areas, villages and hamlets, urban areas, nodes (centres), corridors and major transit station areas.

Growth management policies provide important guidance in terms of allocations, phasing, secondary planning, and block planning. These policies will help the Town phase growth while providing clarity for proponents. One of the strategies to support growth in the Town is through the implementation of Major Transit Station Area planning.

### Major Transit Station Areas Study

On December 14, 2021, Town of Caledon Council passed an interim control by-law to freeze development within the two identified Major Transit Station Areas (MTSAs). The interim control by-law enabled the Town to complete a land use study to respond to current and future growth/development pressures within these areas. Another component of the study was to make a recommendation on whether an existing Dry Industrial Employment Area that is partially located within the Caledon GO MTSA should be converted so that non-employment uses can be permitted. The study conducted an analysis of these MTSAs and contains recommended policies for inclusion in the Future Caledon Official Plan. The study is attached as **Schedule F** and the changes implemented are noted in the “Key Changes” section of this report. Some policy recommendations will first require a Region of Peel Official Plan amendment before they can be implemented in the Town’s Plan.

### Natural Environment System Policies

The Future Caledon Official Plan proposes substantial changes to the Official Plan policies pertaining to the protection and enhancement of Caledon’s outstanding natural environment. **Schedule H** contains a memo which explains the proposed approach to updating and modernizing the Town’s Official Plan environmental policies, to achieve conformity with the new Regional Official Plan and provincial plans and policy statement, but to implement a strong “made-in-Caledon” approach to protecting and enhancing our natural environment, both to protect our rural areas, and to optimally plan our urban areas.

The Supplementary Aggregate Policy Review, which is underway, will update the Official Plan policies pertaining to mineral aggregate resources, building upon work completed through the Joint Peel-Caledon Aggregate Policy Review. The phased Official Plan Review process is designed to bring forward updated policies after study and public input, and to ensure that all Official Plan policies are complementary and work effectively together.

### **Next Steps**

The Regional Municipality of Peel as the upper-tier municipality is the approval authority under subsection 17 (31) of the *Planning Act* for approval of the Town’s Official Plan. Within 15 days of a decision to adopt the Plan, the Town Clerk is required to submit certain documents to the Region of Peel. Town staff will continue to work with the approval authority of the Plan to meet all submission requirements and keep Council apprised of any progress on the approval process.

Ongoing Town initiatives will be undertaken to help realize this vision and implement the new directions set in the Future Caledon Official Plan. A consolidation of the 1978 Official Plan, as amended, will be available online later in March. A number of strategic projects have already begun, including the Comprehensive Zoning By-law Review and some Secondary Plans. The work identified in Phase 2 will continue, with subsequent amendments to occur.

A future amendment will be required to address provincial legislative changes that have not yet been proclaimed, as well as reconcile changes coming from planning responsibilities being downloaded from the Region.

## **FINANCIAL IMPLICATIONS**

### **COUNCIL WORK PLAN**

#### **Strategic Plan 2023-2035**

This report is directly related to the following priority in Caledon's 2023-2035 Strategic Plan:

Community Vitality and Livability

Complete the Official Plan Review to set long-term direction to build complete communities and protect our natural and cultural heritage.

## **ATTACHMENTS**

**Schedule A:** Proposed 2024 Future Caledon Official Plan

**Schedule B:** Redline 2024 Future Caledon Official Plan (Tracked Changes since the February 2024 Draft)

**Schedule C:** Phase 4 Engagement Summary

**Schedule D:** Public Comments and Responses (June 2023 – February 2024)

**Schedule E:** Public Comments and Responses (February 2024 – March 2024)

**Schedule F:** Caledon Major Transit Station Areas Study (March 2024)

**Schedule G:** Additional Public Comments Received

**Schedule H:** Natural Environment System Memo (March 2024)