



Principals

Michael Gagnon
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March 17, 2024

**GWD File: 16.2235.00
Caledon OP Review**

The Corporation of the Town of Caledon
6311 Old Church Road
Caledon, Ontario
L7C 1J6

**Attention: Bailey Loverock, Senior Policy Planner, Official Plan Review Lead
Lesley Gill Woods, Senior Policy Planner, Secondary Plans Lead**

**Subject: FORMAL PUBLIC INPUT
Future Caledon Official Plan (February 2024 Draft)
'0' and 2785 Charleston Sideroad
Part Lot 15, Concession 1, W.H.S.
Town of Caledon, Ontario
Ward 1**

Dear Bailey and Lesley:

Gagnon Walker Domes Ltd. (GWD) acts as planning consultant for Caledon Village Properties GP Inc., registered owners of the properties known municipally as '0' Charleston Sideroad and 2785 Charleston Sideroad, known legally as Part of Lot 15, Concession 1, W.H.S., located on the south side of Charleston Sideroad, west of Hurontario Street in the Town of Caledon. **Attachment # 1** is an air photograph of the subject site.

Future Caledon Official Plan Review and Municipal Comprehensive Review

Since 2018, GWD has been providing general planning consulting services to Caledon Village Properties GP Inc. Our services have included participating on their behalf in the *Future Caledon Official Plan Review and Municipal Comprehensive Review (Future Caledon)*.

Our Client has and continues to have an interest in *Future Caledon*, and the associated Region of Peel Official Plan Review. To-date we have made numerous formal written submissions to the Town of Caledon and Region of Peel; as follows: March 5, 2019, June 14, 2019, September 27, 2019, May 8, 2020, May 19, 2020, November 29, 2021 and April 11, 2022. In addition, we delegated to Region of Peel Planning and Growth Management Committee on June 17, 2021 and to Town of Caledon Council on July 13, 2021.

Future Caledon Draft Official Plan (February 2024)

We have been monitoring the Town of Caledon's Official Plan Review process closely. We have been asked to review and provide comments, observations, and recommendations on

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the Draft Future Caledon Official Plan (February 2024). The following is an overview of the designations and overlays that apply to the subject site within the latest Draft:

Schedule A1 – Provincial Plan Areas

- 'Protected Countryside'

Schedule B1 – Town Structure

- 'Agricultural and Rural Areas'
- 'Village' (Caledon Village)

Schedule B2 – Growth Management

- Portion of property 'Delineated Built-Up Area'

Schedule B3a – Land Use Designations Greenbelt Plan and Growth Plan for the Greater Golden Horseshoe

- 'Towns and Villages'
- 'Protected Countryside'

Schedule B4 – Land Use Designations

- 'Extractive Industrial Area',
- 'Caledon Village' – See Schedules E2 to E 11

Schedule E1 – Rural System

- 'Villages and Hamlets'
- 'Rural Lands'

Schedule E4 – Caledon Village

- 'Extractive Industrial Area'

Caledon Village Properties GP Inc. believes that there is merit for the inclusion of the portion of the subject site within an expanded Caledon Village Rural Settlement Area Boundary.

The inclusion of the Caledon Village Properties GP Inc. lands within an expanded *Caledon Village Rural Settlement Area* represents a logical extension of the Settlement Area as part of *Future Caledon*, and will allow the subject lands to be appropriately rehabilitated from a gravel pit to a new life with amenities that significantly enhance the community.

The following is a brief summary of the merits supporting the aforementioned expansion, as they relate specifically to the Caledon Village Properties GP Inc. lands:

1. Existing and Proposed Transportation Infrastructure

- Frontage along Charleston Sideroad (a Region of Peel Major Road) and Troiless Street, with excellent locational proximity to existing Highway 10/Hurontario Street which provides regional connections to the Town of Orangeville and the City of Brampton; including the future proposed GTA West Transportation Corridor and existing Highway 410;



2. Close Proximity to Residential Lands

- Strategically located adjacent to existing and/or proposed residential lands; including, the balance of the Caledon Village Settlement Area which provides logical geographic, transportation and land use planning connections between Caledon Village and the broader Town of Caledon / Region of Peel;

3. Logical Progression of the Community

- Expansion of Caledon Village in a westerly direction; including, the expansion of the Settlement Boundary to include the western portion of the subject site, which will assist in facilitating the creation of additional community service amenities in addition to other uses, represents a logical and rational progression of the Community;

4. Readily Serviced Lands and Community Service Facilities

- Lands that are readily serviced by the practical extension of existing and/or planned approved servicing infrastructure and community service facilities;

5. Creation of Complete Community

- A logical extension to the current built-up area, suitable for the designation of residential lands which will contribute to the creation of a complete community, which is compatible with adjacent land uses.

Future Caledon Draft Official Plan – General Comments and Observations

We have undertaken a review of the text to the Future Caledon Draft Official Plan, and offer the following comments, observations and recommendations:

1. The draft Future Caledon Official Plan appropriately references in **Section 1.7** that it is important to recognize that the Plan is not a static document, and that there will be a need to review and revise policies over the 30-year period of the Plan, including, but not limited to, in response to Official Plan Amendment applications for specific site or areas.
2. **Section 9.4** references achieving the target of a minimum of 25% of all new housing developments in the Town to be rental housing, maintaining or increasing the supply of rental housing in the Town, and the encouragement of the construction of additional residential units and garden suites with regard to the pursuit of affordable housing. It is not clear from the policies of the draft Official Plan whether the implications of this from a market demand and cost perspective was considered. In addition, it can be interpreted that from an implementation perspective, 25% of every Secondary Plan area or individual draft plan is required to provide rental units. This could reflect a huge number of units. The prescriptive policies as drafted may result in unintended consequences or reactions within the housing market. We recommend that the policy be revised to use progressive language such as 'encourage' and 'strive to provide'.
3. Similarly, **Section 9.2.6** contains additional minimum housing targets in terms of affordability and density. With regard to density, the policy indicates that 50% of all new units are to be in forms other than single detached and semi-detached. The target seems high, and doesn't account for market demand dictating the type and density. The prescriptive nature of the policy, combined with the high number of thresholds, may make this policy too ambitious, and may result in unintended consequences or



reactions within the housing market. We recommend that the policy be perhaps revised to encourage builders to offer alternative designs for second units / garden suites

4. Recognizing that the location of the Dodds Pit, straddling the southwestern limit of Caledon Village, the Region of Peel originally included in the Council adopted New Region of Peel Official Plan **Section 5.7.18.9 (2051 RPOP)** which states:
 - *“Notwithstanding Policy 5.7.18.8, permit an expansion to the Caledon Village Settlement Area for ‘0’ Charleston Side Road (legally known as Part Lot 15, Concession 1 West of Hurontario Street as in CA25689; Part Lot 15, Concession 1 West of Hurontario Street as in RO1026452, Town of Caledon) and 2785 Charleston Side Road (legally known as Part of Lot 15 Concession 1 West of Hurontario Street, formerly Township of Caledon as in CA25689 and RO1026452; Town of Caledon) without the need for a Region of Peel Official Plan Amendment, subject to the results of a local official plan amendment undertaken as part of a mineral aggregates rehabilitation plan in accordance with provincial policy and the policies of this Plan including the rural settlement expansion requirements as outlined in the Greenbelt Plan and Growth Plan. Reports and studies supporting the local official plan amendment must demonstrate that the proposed expansion would not preclude or hinder the expansion or continued use of adjacent mineral aggregate operations or the establishment of new operations within adjacent High Potential Mineral Aggregate Resource Area and would not be incompatible for reasons of public health, public safety or environmental impact.”*

In approving the Region of Peel Official Plan, the Province removed this policy (Modification #16). Subsequently, in October 2023, the Minister of Municipal Affairs and Housing announced a plan to reconsider Ministerial modification to 12 upper and single-tier Official Plans, including the Region of Peel, requesting municipalities to submit requested changes.

On December 6, 2023, correspondence from Mayor Groves to the Minister of Municipal Affairs and Housing was submitted, outlining the Town of Caledon's requested changes (see **Attachment #2**). As noted in the correspondence submitted to the Province, the Town of Caledon is supporting the 2051 Urban Area and Employment Area in the Region of Peel Official Plan as modified and approved by the Minister, along with a number of requested changes; including specifically the following:

- The above noted Modification #16 deleting Policy 5.7.18.9 is not supported by the Town of Caledon, and are recommending that this policy be included. Staff note in the December 6, 2023 correspondence that this policy as adopted provides the Town with the opportunity to study a minor expansion to Caledon Village to support rehabilitation of a former aggregate extraction site, while addressing protection of the adjacent aggregate resource area for potential future extraction.



We support this position and request that this policy be considered for inclusion in the Future Caledon Official Plan.

5. Currently, the west half of our Client's lands are located adjacent to, but beyond the western limit of Caledon Village, within an area identified as Extractive Industrial. As the site is a former gravel pit, and no extractive activities are taking place, in our opinion, the designation being applied is not reflective of the existing conditions of the subject site, and an opportunity exists to expand Caledon Village to include these lands and have them contribute to the role and function of the Village in the context of applicable Rural Settlement Area policies (including the Rural Neighbourhood designation). We request that Staff revisit the designation on the appropriate schedules prior to finalizing the Official Plan for adoption.
6. Schedule E4 (Caledon Village) identifies the east half of our Client's lands that are within the limits of the Caledon Village Settlement Areas as '*Extractive Industrial Area*'. The current in-force Official Plan designates this part of the subject site as 'Residential', being the predominant designation in the Caledon Village Settlement Area. The April 2022 version of Future Caledon modified the 'Residential' designation to 'Estate Residential', and still applied this designation to the majority of the lands in Caledon Village, including my Clients. However, the February 2024 version of Future Caledon once again amended the name of the designation to 'Villages and Hamlets', but have re-designated my Clients site to 'Extractive Industrial Area'. Given that the site is a former gravel pit, and no extractive activities are taking place, in our opinion, the designation being applied is not reflective of the existing conditions. We request that Town Staff amend the designation to 'Villages and Hamlets'.

Closing Remarks

The latest 'Track-Changed' version of the Draft Future Caledon Official Plan was released on February 14, 2024 for public review. While our office has been monitoring the Future Caledon Official Plan process, the non-statutory deadline of March 7, 2024 to submit public input, a mere two (2) days after the March 5, 2024 Public Meeting, is inadequate given the magnitude and broadness of the planning exercise as it pertains not only to our Client, but also all other landowners and stakeholders in the Town of Caledon.

We understand that Town of Caledon Planning Staff intend to table a Recommendation Report inclusive of the Final Official Plan at the March 19, 2024 Planning and Development Committee Meeting. In the spirit of meaningful and appropriate consultation, we believe that Town of Caledon Planning Staff should extend the commenting period until May 2024 and defer the consideration of a Recommendation Report subsequent thereto.

Thank you for the opportunity to provide public input. We reserve the right to provide further comment as necessary prior to Council's adoption and the Region of Peel's Final Approval.

We respectfully request to be notified of any and all future Open House and Statutory Public Meetings, as well as the tabling of Information and/or Recommendation Reports to Planning Committee and Council related to the *Future Caledon Draft Official Plan*, including receiving all Notices of Decision in connection with *Future Caledon*.



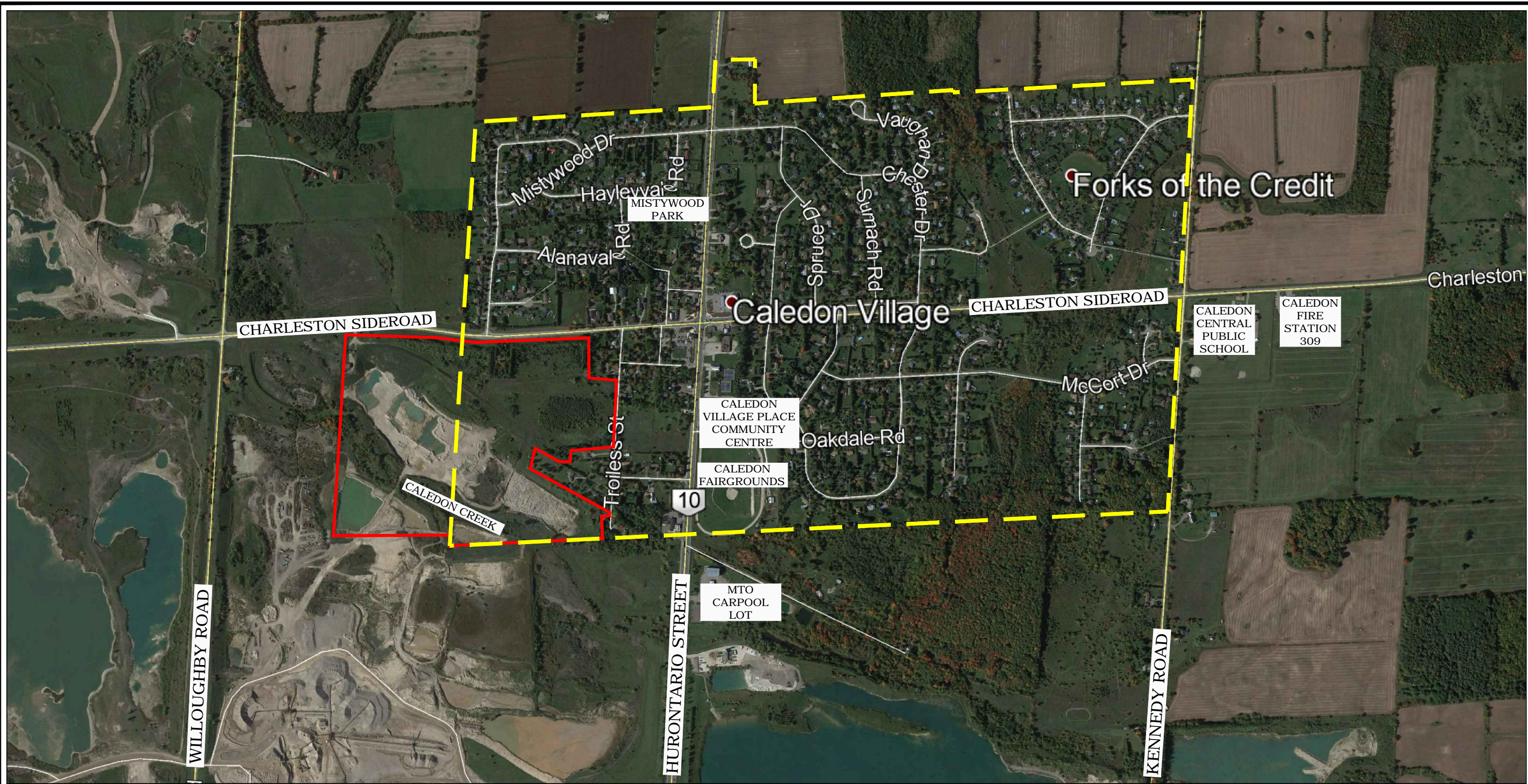
Yours truly,

Andrew Walker, B.E.S., M.C.I.P., R.P.P.
Partner, Principal Planner

cc: Caledon Village Properties GP Inc.
M. Gagnon, Gagnon Walker Domes Ltd.
A. Sirianni, Gagnon Walker Domes Ltd.
H. Singh, Gagnon Walker Domes Ltd.



ATTACHMENT 1



AIR PHOTO - CONTEXT PLAN and SUBJECT SITE
DODDS PIT
EAST HALF of WEST LOT 15 and PART OF EAST HALF LOT 15
CONCESSION 1 W.H.S.
TOWN of CALEDON

LEGEND

-  **SUBJECT SITE**
-  **CALEDON VILLAGE SETTLEMENT BOUNDARY**

P.N.: 17.2235	Date: February 7, 2019
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 2235_ Aerial_Images

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ATTACHMENT 2



Annette Groves
Mayor

RECEIVED
December 7, 2023
REGION OF PEEL
OFFICE OF THE REGIONAL CLERK

December 6, 2023

Sent via E-Mail: minister.mah@ontario.ca

The Honourable Paul Calandra
Ministry of Municipal Affairs and Housing
17th Floor, 777 Bay St.
Toronto, ON M7A 2J3

RE: Bill 150: Provincial Review of Minister’s Decision on Peel Official Plan

Dear Minister Calandra,

I am writing to advise that, at the Town Council meeting held on November 28, 2023, Council adopted a resolution regarding Bill 150, the Planning Statute Law Amendment Act, and the Minister’s decision on the approval of the Peel 2051 Official Plan. The resolution requests your consideration on the recommendations contained in this motion.

The resolution reads as follows:

Whereas on April 28, 2022, the Region of Peel adopted its Official Plan and submitted it for approval to the Minister of Municipal Affairs and Housing.

Whereas on June 28, 2022 Caledon Council approved Caledon’s Growth Concept, which in most respects was consistent with the adopted Peel Official Plan, but had some key differences based on the principle of “Caledon planning Caledon”.

Whereas Council directed that Caledon’s Growth Concept be sent to the Minister requesting that it be considered in making the decision to approve the Peel Official Plan.

Whereas on November 4, 2022, the Minister issued a Notice of Decision of the Region of Peel Official Plan with 44 modifications, including several which reflected changes contained in Caledon’s Growth Concept.

Whereas on October 23, 2023 Minister of Municipal Affairs and Housing, Paul Calandra, announced a plan to reconsider Ministerial modifications to 12 upper and single-tier official plans, including the Region of Peel Official Plan, and requested

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REFERRAL TO _____
RECOMMENDED _____
DIRECTION REQUIRED _____
RECEIPT RECOMMENDED _____

municipalities submit any requested changes to upper-tier and single-tier official plans by December 7 2023.

Whereas on November 16, 2023 Bill 150 was introduced, which if passed would reverse the Provincial decisions on 12 upper and single-tier official plans, including the Region of Peel Official Plan, with only limited technical modifications approved, but excluding several mapping modifications included in the November 4, 2022 decision, requested by the Town in Caledon's Growth Concept.

Whereas the 2051 Urban Area and Employment Area shown in the Peel Official Plan as modified and approved by the Minister (see Schedule C to Staff Report 2023-0673), reflects many of the changes requested in Caledon's Growth Concept, and is more consistent with Caledon's Growth Concept than the 2051 Urban Area and Employment Area in the Peel Official Plan as adopted by Peel Council.

Whereas the revised Schedule A to Staff Report 2023-0673, contained in a Memorandum to Council on the Special Council Meeting Agenda of November 28, 2023 lists the 44 Provincial modifications to the Peel Official Plan, and sets out a staff recommendation in support of the modification, or in support of the Peel Official Plan policy as adopted.

Therefore, be it resolved that Council support the 2051 Urban Area and Employment Area in the Peel Official Plan as modified and approved by the Minister (Modifications 31 to 40) and request that the Minister retain those modifications in the final approval of the Peel Official Plan.

And that the requests in Caledon's Growth Concept for the identification of additional Future Strategic Employment Areas (which are not land use designations and are outside the 2051 Urban Area) labelled as NC 5 and NC 6 on Schedule C to Staff Report 2023-0673, be included as additional modification in the Minister's final approval of the Peel Official Plan, recognizing the need to protect these areas for employment uses beyond 2051;

And that Council support the recommendations contained in revised Schedule A to Staff Report 2023-0673 with respect to the remaining 34 modifications (Modifications 1-30 to 41-44) to the Peel Official Plan, and request that the Minister reflect those recommendations in the final approval of the Peel Official Plan.

And that staff be directed to prepare a list of costs incurred by the Town of Caledon in completing work to implement the November 4, 2022 Decision of the Minister and submit it to the Minister for consideration.

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A copy of the schedules mentioned in the motion have been enclosed for your reference. For more information regarding this matter, please contact Lynn Beaton, directly by email at lynn.beaton@caledon.ca or by phone at 905.584.2272 ext. 4280.

Thank you for your attention to this matter.

Sincerely,



Annette Groves
Mayor

Cc: Aretha Adams, Regional Clerk and Director of Administration, aretha.adams@peelregion.ca
Peter Fay, City Clerk, City of Brampton, Peter.Fay@brampton.ca
Diana Rusnov, City Clerk, City of Mississauga, Diana.Rusnov@mississauga.ca
The Honourable Sylvia Jones, Deputy Premier, Minister of Health and MPP Dufferin-Caledon, sylvia.jones@pc.ola.org
Steve Burke, Manager, Strategic Policy Planning, Steven.burke@caledon.ca
Carmine Caruso, Acting Chief Planning, Carmine.caruso@caledon.ca

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Region of Peel Official Plan Provincial Modifications Table – Province Winding Back Changes to Official Plan Modifications Review

Modifications supported by Town					
Table No.	Mod . No.	Policy No.	Original Policy (April 2022)	Provincially Modified Policy (Nov 2022)	Staff Recommendation
1	1	2.6.13	Exempt new or expansions to buildings or structures for <i>agricultural uses, agriculture related uses or on-farm diversified uses</i> from the requirement of a hydrological or hydrogeological study where the total impervious surface does not exceed 10 percent of the lot if a minimum 30 metre <i>vegetation protection zone</i> is provided from a <i>key hydrologic feature</i> .	Exempt new or expansions to buildings or structures for <i>agricultural uses, agriculture related uses or on-farm diversified uses</i> from the requirement of a hydrological or hydrogeological study where the total impervious surface does not exceed 10 percent of the lot in key hydrologic areas or on lands within 120 metres of a key hydrologic feature if a minimum 30 metre <i>vegetation protection zone</i> is provided from a the key hydrologic feature .	Support modification. Minor housekeeping amendment requested by Peel staff in July 2022.
2	2	2.7.13 h)	Storage of wastes described in clauses (p), (q), (r), (s), (t) or (u) of the definition of "hazardous waste", or in clause (d) of the definition of "liquid industrial waste" as large facilities such as landfills and transfer stations in Section 1 of Regulation 347 (General - Waste Management) R.R.O. made under the Environmental Protection Act.	Storage of wastes described in clauses (p), (q), (r), (s), (t) or (u) of the definition of "hazardous waste", or in clause (d) of the definition of "liquid industrial waste" as at large facilities such as landfills and transfer stations in Section 1 of Regulation 347 (General - Waste Management) R.R.O. made under the Environmental Protection Act.	Support modification. Minor housekeeping amendment requested by Peel staff in July 2022.
3	4	3.7.15	Work <i>jointly</i> with the local municipalities and the Province to investigate the need, feasibility, implications and suitable locations for solar, wind, and bio-energy projects and to promote local low-carbon, renewable and alternative energy generation, where appropriate.	Work <i>jointly</i> with the local municipalities and the Province to investigate the need, feasibility, implications and suitable locations for solar, wind, and bio-energy projects and to promote local low-carbon, renewable and alternative energy generation renewable and alternative energy systems and generation , where appropriate.	Support modification. Minor housekeeping amendment requested by Peel staff in July 2022.

4	5	5.3.3	Plan for <i>major facilities</i> and <i>sensitive land uses</i> to be appropriately designed, buffered and/or separated from each other to prevent adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of <i>major facilities</i> in accordance with the applicable provincial guidelines, standards and procedures.	Plan for <i>major facilities</i> and <i>sensitive land uses</i> to be appropriately designed, buffered and/or separated from each other to prevent adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, in accordance with the PPS , and to ensure the long-term operational and economic viability of <i>major facilities</i> in accordance with the applicable provincial guidelines, standards and procedures.	Support modification. Minor revision to reference the Provincial Policy Statement.
5	15	5.6.20.14	The 2051 New Urban Area identifies new <i>Designated Greenfield Areas</i> to accommodate growth to 2051. The New Community Area include "Community Areas" for accommodating approximately 175,000 people and 19,000 supporting jobs as the focus for new residential communities and Employment Areas accommodating approximately 38,000 jobs as the focus for new clusters of business and economic activities.	The 2051 New Urban Area identifies new <i>Designated Greenfield Areas</i> to accommodate growth to 2051. The New Community Area 2051 New Urban Area will include "Community Areas" for accommodating approximately 175,000 people and 19,000 supporting jobs as the focus for new residential communities and Employment Areas accommodating approximately 38,000 jobs as the focus for new clusters of business and economic activities.	Support modification. Minor housekeeping amendment requested by Peel staff in July 2022.
6	19a	5.8.39 -> 5.8.40	Policy 5.8.39 is renumbered to Policy 5.8.40.	Policy 5.8.39 is renumbered to 5.8.40.	Support modification. Re-numbering.
7	19b	5.8.39	N/A	A new policy is added as 5.8.39, which reads as follows: Retail, residential, commercial, and non-ancillary uses may be permitted on lands municipally known as 33 Pillsworth Road, Caledon, subject to the completion of a planning study that addresses the following to the satisfaction of the Region:	Support modification. This modification was recommended by Town staff and is now the basis for a component of the Bolton Secondary Plans Review, now underway. It allows for the consideration of employment land conversion,

				<ul style="list-style-type: none"> a) Identify the area where residential uses would be permitted; b) Land use compatibility in accordance with provincial standards, guidelines, and procedures; c) An overall net increase to the total jobs planned for the <i>Employment Area</i> within the delineated boundary; d) How the viability of adjacent <i>Employment Areas</i> will be protected from the impacts of <i>sensitive land uses</i>, including mitigation measures and at the direction of the local municipality; and e) The mix and ratio of jobs by type (e.g., office, manufacturing, institutional). <p>Residential uses identified in accordance with the requirements of Policy 5.8.39 a) through e) to the satisfaction of the Region shall be removed from the <i>Employment Area</i> designation on Schedule E-4 without the requirement of an amendment to this Plan.</p>	dependent on the results of a planning study addressing the policy tests for employment land conversion, and land use compatibility with adjacent employment uses.
8	22	5.1 (second paragraph)	The transportation policies guide the development and strengthening of a regional network to accommodate current and projected travel demands of the people who live, work or travel within or through the Region. In light of a rapidly changing planning landscape, the policies draw from both provincial and regional Plans and studies such as, the Provincial Policy	The transportation policies guide the development and strengthening of a regional network to accommodate current and projected travel demands of the people who live, work or travel within or through the Region. In light of a rapidly changing planning landscape, the policies draw from both provincial and regional Plans and studies such as, the Provincial Policy Statement, the Growth Plan, Connecting the	<p>Support modification.</p> <p>Minor revision to reference the Greater Golden Horseshoe Transportation Plan.</p>

			Statement, the Growth Plan, and the Long Range Transportation Plan, the Sustainable Transportation Strategy, the Vision Zero Road Safety Strategic Plan, and the Goods Movement Strategic Plan to foster increased resilience of the transportation system in Peel.	GGH: A Transportation Plan for the Greater Golden Horseshoe (the GGH Transportation Plan) , and the Long Range Transportation Plan, the Sustainable Transportation Strategy, the Vision Zero Road Safety Strategic Plan, and the Goods Movement Strategic Plan to foster increased resilience of the transportation system in Peel.	
9	23	5.10.34.32	Work with the Province, local municipalities, and other regions and municipalities in the Greater Golden Horseshoe to implement the Metrolinx Regional Transportation Plan and contribute to future updates of the Regional Transportation Plan.	Work with the Province, local municipalities, and other regions and municipalities in the Greater Golden Horseshoe to implement the GGH Transportation Plan and Metrolinx Regional Transportation Plan and contribute to future updates of both plans the Regional Transportation Plan .	Support modification. Minor revision to reference the Greater Golden Horseshoe Transportation Plan.
10	24	5.10.35.4	Work with the Province and other GTA and Greater Golden Horseshoe municipalities in planning and implementing <i>freeway</i> and <i>higher order transit</i> improvements identified in the Growth Plan for the Greater Golden Horseshoe, and the Metrolinx Regional Transportation Plan.	Work with the Province and other GTA and Greater Golden Horseshoe municipalities in planning and implementing <i>freeway</i> and <i>higher order transit</i> improvements identified in the Growth Plan for the Greater Golden Horseshoe, the GGH Transportation Plan and the Metrolinx Regional Transportation Plan.	Support modification. Minor revision to reference the Greater Golden Horseshoe Transportation Plan.
11	25	5.10.38.4	Work with the Province, local municipalities, adjacent municipalities, relevant agencies, and stakeholders to regularly update the Goods Movement Strategic Plan for Peel.	Work with the Province, local municipalities, adjacent municipalities, relevant agencies, and stakeholders to regularly update the Goods Movement Strategic Plan for Peel, in accordance with the GGH Transportation Plan .	Support modification. Minor revision to reference the Greater Golden Horseshoe Transportation Plan.
12	26	5.10.38.6	Work with other orders of government and agencies to develop and implement a multi-modal goods movement transportation system for the <i>GTHA</i> , building on the strategic framework found in Schedule 6 of the Growth Plan.	Work with other orders of government and agencies to develop and implement a multi-modal goods movement transportation system for the <i>GTHA</i> , building on the strategic framework found in Schedule 6 of the Growth Plan, and in accordance with the GGH Transportation Plan .	Support modification. Minor revision to reference the Greater Golden Horseshoe Transportation Plan.
13	28a	6.5.11	N/A	A new policy is added as 6.5.11, which reads as follows:	Support modification.

				In order to address potential cumulative impacts to existing private well supplies adjacent to areas undergoing development, the Region will require private well inspection, monitoring, and mitigation to be implemented as a condition of subdivision approval.	Minor housekeeping amendment requested by Peel staff in July 2022.
14	28b	6.5.11 -> 6.5.12	Policy 6.5.11 is renumbered to 6.5.12.	Policy 6.5.11 is renumbered to 6.5.12.	Support modification. Minor housekeeping amendment requested by Peel staff in July 2022.
15	29	7.4.11.4	The third bullet point under the second paragraph of policy 7.4.11.4 is modified so that it reads: The following list includes studies that may be required to evaluate an application to amend the Region of Peel Official Plan: • agricultural impact study	The third bullet point under the second paragraph of policy 7.4.11.4 is modified so that it reads: The following list includes studies that may be required to evaluate an application to amend the Region of Peel Official Plan: • agricultural impact study assessment	Support modification. Minor housekeeping amendment requested by Peel staff in July 2022.
16	30	Schedule A-5	Please refer to Schedule A-5.	"Schedule A-5 - Wellhead Protection Areas in Caledon (April 2022)" is deleted in its entirety and replaced with a new "Schedule A-5 - Wellhead Protection Areas in Caledon", attached hereto in Appendix A.	Support modification. Minor housekeeping amendment requested by Peel staff in July 2022. Bill 150 includes this modification. The modification to the wellhead protection areas mapping reflects the recent approval by the Ministry of Environment, Conservation and Parks under the <i>Clean Water Act</i> to remove Inglewood Well #2, which was recently decommissioned.

Modifications <u>NOT</u> supported by the Town					
17	3	2.14.13	For the purposes of defining the Core Areas of the Greenlands System for mineral aggregate resource extraction uses within the Rural System, define Core Area <i>woodlands</i> as all <i>woodlands</i> that are a minimum of 30 hectares in size and exclude as Core Area <i>valley and stream corridors</i> all <i>valley and stream corridors</i> that have a drainage area of less than 125 hectares.	For the purposes of defining the Core Areas of the Greenlands System for mineral aggregate resource extraction uses within the Rural System of the Greenbelt Plan , define Core Area <i>woodlands</i> as all <i>woodlands</i> that are a minimum of 30 hectares in size and exclude as Core Area <i>valley and stream corridors</i> all <i>valley and stream corridors</i> that have a drainage area of less than 125 hectares, subject to policy 4.3.2.10 of the Greenbelt Plan.	Support reverting to Peel adopted Official Plan. Bill 150 includes this modification.
18	6	5.4.18.16	Direct the local municipalities to delineate and establish minimum density targets for <i>Strategic Growth Areas</i> which include Urban Growth Centres, intensification corridors, nodes/centres and <i>Major Transit Station Areas</i> .	Direct the local municipalities to delineate and establish minimum density targets for <i>Strategic Growth Areas</i> which include Urban Growth Centres, intensification corridors, nodes/centres and <i>Major Transit Station Areas</i> .	Support reverting to Peel adopted Official Plan.
19	7	5.6.16	Encourage the local municipalities to develop employment and industrial uses near and adjacent to <i>major goods movement facilities and corridors</i> , including highways, rail facilities, airports, haul routes, and major truck terminals.	Encourage Require the local municipalities to plan for and develop employment and industrial uses near and adjacent to <i>major goods movement facilities and corridors</i> , including highways, rail facilities, airports, haul routes, and major truck terminals, and major facilities, to serve as a transition buffer with sensitive uses.	Support reverting to Peel adopted Official Plan.
20	8	5.6.17.9 e)	considers land use compatibility in accordance with the requirements of provincial standards, guidelines and procedures;	considers addresses land use compatibility, in accordance with the requirements of PPS and provincial standards, guidelines and procedures. No sensitive land uses shall be permitted within <i>Strategic Growth Areas</i>, unless the PPS land use compatibility policies have been satisfied, including reviewing alternative locations;	Support reverting to Peel adopted Official Plan.
21	9	5.6.19.10 a)	the minimum density for each <i>Major Transit Station Area</i> as prescribed on	the minimum density for each <i>Major Transit Station Area</i> as prescribed on Table 5,	Support reverting to Peel adopted Official Plan.

			Table 5, maximum densities may also be established at the discretion of the local municipality;	maximum densities may also be established at the discretion of the local municipality;	
22	10	5.6.19.10 e)	the minimum height for land uses within the <i>Major Transit Station Area</i> , maximum heights <i>may</i> be established at the discretion of the local municipality;	the minimum height for land uses within the <i>Major Transit Station Area</i> , maximum heights may be established at the discretion of the local municipality;	Support reverting to Peel adopted Official Plan.
23	11	5.6.19.10 h)	land use compatibility and the separation or mitigation of <i>sensitive land uses</i> in accordance with provincial guidelines, standards, and procedures;	land use compatibility and the separation or mitigation of <i>sensitive land uses</i> in accordance with requirements of the PPS and provincial guidelines, standards, and procedures. This shall include an assessment of the need for proposed sensitive land uses and alternative locations in the municipality;	Support reverting to Peel adopted Official Plan.
24	12	5.6.19.10 n)	land use in <i>Major Transit Station Areas</i> that overlap with <i>Employment Areas</i> which are identified on Schedule E-4, and subject to Policy 5.8.36;	land use in <i>Major Transit Station Areas</i> that overlap with <i>Employment Areas</i> which are identified on Schedule E-4, within an Area of Influence of major goods movement facilities and corridors , and subject to Policy 5.8.36;	Support reverting to Peel adopted Official Plan.
25	13	5.6.19.10 p)	alternative development standards to support development within all <i>Major Transit Station Areas</i> , such as reduced parking standards.	alternative development standards to support development within all <i>Major Transit Station Areas</i> , such as reduced parking standards and built forms .	Support reverting to Peel adopted Official Plan.
26	14	5.6.19.18 i)	Addresses land use compatibility in accordance with the provincial guidelines and standards, and	Avoids potential adverse effects to major facilities and sensitive land uses, and Addresses land use compatibility in accordance with the PPS, provincial policies, guidelines, and standards, and procedures; and	Support reverting to Peel adopted Official Plan.
27	16	5.7.18.9	Notwithstanding Policy 5.7.18.8, permit an expansion to the Caledon Village Settlement Area for 'O' Charleston Side Road (legally known	This policy is deleted.	Support reverting to Peel adopted Official Plan.

			<p>as Part Lot 15, Concession 1 West of Hurontario Street as in CA25689; Part Lot 15, Concession 1 West of Hurontario Street as in RO1026452, Town of Caledon) and 2785 Charleston Side Road (legally known as Part of Lot 15 Concession 1 West of Hurontario Street, formerly Township of Caledon as in CA25689 and RO1026452; Town of Caledon), without the need for a Region of Peel Official Plan Amendment, subject to the results of a local official plan amendment undertaken as part of a mineral aggregates rehabilitation plan in accordance with provincial policy and the policies of this Plan including the rural settlement expansion requirements as outlined in the Greenbelt Plan and Growth Plan. Reports and studies supporting the local official plan amendment must demonstrate that the proposed expansion would not preclude or hinder the expansion or continued use of adjacent mineral aggregate operations or the establishment of new operations within adjacent High Potential Mineral Aggregate Resource Area and would not be incompatible for reasons of public health, public safety or environmental impact.</p>		<p>This policy deletion is included in Bill 150.</p> <p>Caledon staff recommend that this modification not be supported. The policy in the Peel Official Plan as adopted provides the Town with the opportunity to study a minor expansion to Caledon Village to support rehabilitation of a former aggregate extraction site, while addressing protection of the adjacent aggregate resource area for potential future extraction.</p>
28	17	5.7.18.10	<p>Notwithstanding Policy 5.7.18.8, permit an expansion to the Inglewood Settlement Area for the specific properties listed in this policy, without the need for a Region of Peel Official Plan Amendment, subject to</p>	<p>This policy is deleted.</p>	<p>Support reverting to Peel adopted Official Plan.</p> <p>This policy deletion is included in Bill 150.</p>

			<p>the results of a local official plan amendment undertaken in accordance with provincial policy and the policies of this Plan including the rural settlement expansion requirements as outlined in the Greenbelt Plan and Growth Plan. Reports and studies supporting the local official plan amendment must demonstrate the tests of this Plan and provincial plans have been met. The properties this policy applies to are as follows:</p> <ul style="list-style-type: none"> • 15344 Hurontario St (legally known as Part Lot 34, Concession 1 West of Hurontario Street, formerly Township of Chinguacousy as in RO908656, Town of Caledon) • 2949 Olde Base Line Rd (legally known as Part of Lot 34 Concession 1 West of Hurontario Street, formerly Township of Chinguacousy as in RO1060998, Town of Caledon) • 15400 Hurontario St (legally known as Part of Lot 34 Concession 1 West of Hurontario Street, formerly Township of Chinguacousy as in RO709483, Town of Caledon) • 2939 Olde Base Line Rd (legally known as Part of Lot 34 Concession 1 West of Hurontario Street, formerly Township of Chinguacousy as in RO1073912, Town of Caledon) 		<p>Caledon staff recommend that this modification not be supported. The policy in the Peel Official Plan as adopted provides the Town with the opportunity to study a minor expansion to Inglewood, provided provincial plan policies are met.</p>
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			<ul style="list-style-type: none"> • 15352 Hurontario St (legally known as Part of Lot 34 Concession 1 West of Hurontario Street, formerly Township of Chinguacousy as in RO780618, Town of Caledon) • 15380 Hurontario St (legally known as Part of Lot 34 Concession 1 West of Hurontario Street, formerly Township of Chinguacousy as in RO581288, Town of Caledon) <p>2973 Olde Base Line Rd (legally known as Part of Lot 34 Concession 1 West of Hurontario Street, formerly Township of Chinguacousy as in RO1128687, Town of Caledon)</p>		
29	18	5.7.18.11	<p>Notwithstanding Policy 5.7.18.8, permit an expansion to the Palgrave Village Settlement Area for 8575 Patterson Sideroad (legally known as Part of Lot 25, Concession 6, formerly Township of Albion, Town of Caledon designated as Parts 1 and 2 on Plan 43R-5882), without the need for a Regional Official Plan Amendment, subject to approval of an amendment to the Oak Ridges Moraine Conservation Plan Land Use Designation Map in Ontario Regulation 140/02 by the Province and a local official plan amendment which demonstrates that:</p> <p>a) the proposed expansion will be for the purpose of providing affordable housing or</p>	This policy is deleted.	<p>Support reverting to Peel adopted Official Plan.</p> <p>This policy deletion is included in Bill 150.</p> <p>Caledon staff recommend that this modification not be supported. The policy in the Peel Official Plan as adopted provides the Town with the opportunity to study a minor expansion to Palgrave to provide an opportunity for affordable seniors housing, provided provincial plan policies are met.</p>

			supportive housing, geared towards seniors; and the requirements for settlement expansion as outlined in the Oak Ridges Moraine Conservation Plan and Growth Plan have been met.		
30	20	5.8.51.3	Direct the local municipalities to identify and protect Future Strategic <i>Employment Areas</i> in their local municipal official plans in accordance with Schedule E-4.	Direct the local municipalities to identify and protect Future Strategic <i>Employment Areas</i> in their local municipal official plans in accordance with Schedule E-4. Future Strategic <i>Employment Areas</i> are not land use designations and confer no permitted uses.	Support reverting to Peel adopted Official Plan.
31	21	5.8.51.6	Recognize that as part of a regional <i>municipal comprehensive review</i> the lands around Sandhill were identified has having long-term potential to support employment uses as per the Future Strategic <i>Employment Area</i> on Schedule E-4. Notwithstanding Policy 5.8.51.5 and Growth Plan Policy 2.2.8.5.c and in keeping with the long term strategic intent of these lands for employment uses, permit expansion of the Sandhill <i>Rural Settlement Area</i> in the Rural System for interim dry industrial uses that do not require extension of municipal services or any significant new <i>infrastructure</i> in strategic locations within the Future Strategic <i>Employment Area</i> based on the results of an assessment undertaken by the local municipality in consultation with the Region. The assessment will address the requirements of Policy 5.5.9 excluding	Recognize that as part of a regional <i>municipal comprehensive review</i> the lands around Sandhill were identified has having long-term potential to support employment uses as per the Future Strategic <i>Employment Area</i> on Schedule E-4. Notwithstanding Policy 5.8.51.5 and Growth Plan Policy 2.2.8.5.c and in keeping with the long term strategic intent of these lands for employment uses, permit expansion of the Sandhill <i>Rural Settlement Area</i> in the Rural System for interim dry industrial uses that do not require extension of municipal services or any significant new <i>infrastructure</i> in strategic locations within the Future Strategic <i>Employment Area</i> based on the results of an assessment undertaken by the local municipality in consultation with the Region. The assessment will address the requirements of Policy 5.5.9 excluding those related to servicing, and other technical matters as may be determined by the Region and the Town including a	Support reverting to Peel adopted Official Plan. Bill 150 includes only the first paragraph of the policy. Caledon staff recommend that this modification not be supported. The policy in the Peel Official Plan as adopted provides the Town with the opportunity to study an expansion to Sandhill to provide an opportunity to locate dry industrial/trucking uses in the interim, recognizing the area has long term potential for fully serviced employment uses. The Sandhill area provides a place to relocate dry industrial uses from other areas of Caledon less suitable for such uses, given proximity to residential areas etc.

			those related to servicing, and other technical matters as may be determined by the Region and the Town including a demonstration of the need for additional land to be designated and the assessment of environmental, transportation, financial and agricultural impacts. If necessary, based on the results of the assessment, multiple expansions of the <i>Rural Settlement Area</i> may be permitted in accordance with Policy 5.5.9.a and Growth Plan Policy 2.2.8.6.	demonstration of the need for additional land to be designated and the assessment of environmental, transportation, financial and agricultural impacts. If necessary, based on the results of the assessment, multiple expansions of the <i>Rural Settlement Area</i> may be permitted in accordance with Policy 5.5.9.a and Growth Plan Policy 2.2.8.6.	
32	27	5.10.38.8	<p><i>Support</i> a safe and efficient railway network by:</p> <p>a) Evaluating, prioritizing and securing grade separation of railways and <i>major roads</i>, in cooperation with Transport Canada and the railways; and</p> <p>b) Ensuring that noise, odour, vibration and safety issues are addressed for <i>development</i> adjacent to railway corridors and terminal facilities.</p>	<p><i>Support</i> a safe and efficient railway network by:</p> <p>a) Evaluating, prioritizing and securing grade separation of railways and <i>major roads</i>, in cooperation with Transport Canada and the railways; and</p> <p>b) Requiring that the planning and development of a sensitive land use near or adjacent to a major facility be developed in accordance with the PPS and provincial guidelines, standards and procedures; and</p> <p>c) b) Ensuring that noise, odour, vibration and safety issues are addressed for <i>development</i> adjacent to railway corridors and terminal facilities.</p>	<p>Support reverting to Peel adopted Official Plan.</p> <p>This modification adds reference to the Provincial Policy Statement but is not necessary.</p>
33	36	Schedule D-1	Please refer to Schedule D-1.	"Schedule D-1 - Rural System (April 2022)" is further modified by removing the lands shown in Appendix D, attached hereto, from the Prime Agricultural Area and designating them as Rural Land.	<p>Support reverting to Peel adopted Official Plan.</p> <p>Town staff does not support this modification as it reduces the</p>

					Prime Agricultural Area protection within the narrow Greenbelt valley corridors in Caledon's New Urban Area and creates an inconsistent approach to the designation of the Rural System as not all the Greenbelt valleys were redesignated to Rural Land.
Modifications addressed on Schedule D to Report 2023-0673					
34	31	Schedule E-1	"Schedule E-1 Regional Structure (April 2022)" is modified by adding the lands shown on Appendices B and C, attached hereto, to the Regional Urban Boundary as Urban System lands.	See Schedule D.	
35	32	Schedule B-2	"Schedule B-2 - Niagara Escarpment Plan Area (NEP) Land Use Designations (April 2022)" is modified to reflect the addition of lands shown in Appendices B and C to the Regional Urban Boundary.	See Schedule D.	
36	33	Schedule B-3	"Schedule B-3 - Oak Ridges Moraine Conservation Plan Area (ORMCPA) Land Use Designations (April 2022)" is modified to reflect the addition of lands shown in Appendices B and C to the Regional Urban Boundary.	See Schedule D.	
37	34	Schedule B-5	"Schedule B-5 - Greenbelt Plan Area Land Use Designations (April 2022)" is modified to reflect the addition of lands shown in Appendices B and C to the Regional Urban Boundary.	See Schedule D.	
38	35	Schedule D-1	"Schedule D-1 - Rural System (April 2022)" is modified to reflect the addition of lands shown in	See Schedule D.	

			Appendices B and C to the Regional Urban Boundary.	
39	37	Schedule E-2	"Schedule E-2 - Strategic Growth Areas (April 2022)" is modified to reflect the addition of lands shown in Appendices B and C to the Regional Urban Boundary.	See Schedule D.
40	38	Schedule E-3	"Schedule E-3 - The Growth Plan Policy Areas in Peel (April 2022)" is modified to reflect the addition of lands shown in Appendices Band C to the Regional Urban Boundary.	See Schedule D.
41	39	Schedule E-4	"Schedule E-4 – Employment Areas" is modified to reflect the addition of lands shown on Appendices B and C to the Regional Urban Boundary, by adding the lands shown on Appendices C and E, attached hereto, to the Employment Area designation.	See Schedule D.
42	40	Schedule E-4	"Schedule E-4 - Employment Areas (April 2022)" is further modified by removing lands shown in Appendix F, attached hereto, from the Employment Area designation.	See Schedule D.
43	41	Figure 5	Figure 5 - Wellhead Protection Areas in Peel for the Oak Ridges Moraine Conservation Plan Area (ORMCPA) (April 2022)" is deleted in its entirety and replaced with a new "Figure 5 - Wellhead Protection Areas in Peel for the Oak Ridges Moraine Conservation Plan Area (ORMCPA)", attached hereto in Appendix G.	Support modification. Bill 150 includes this modification.

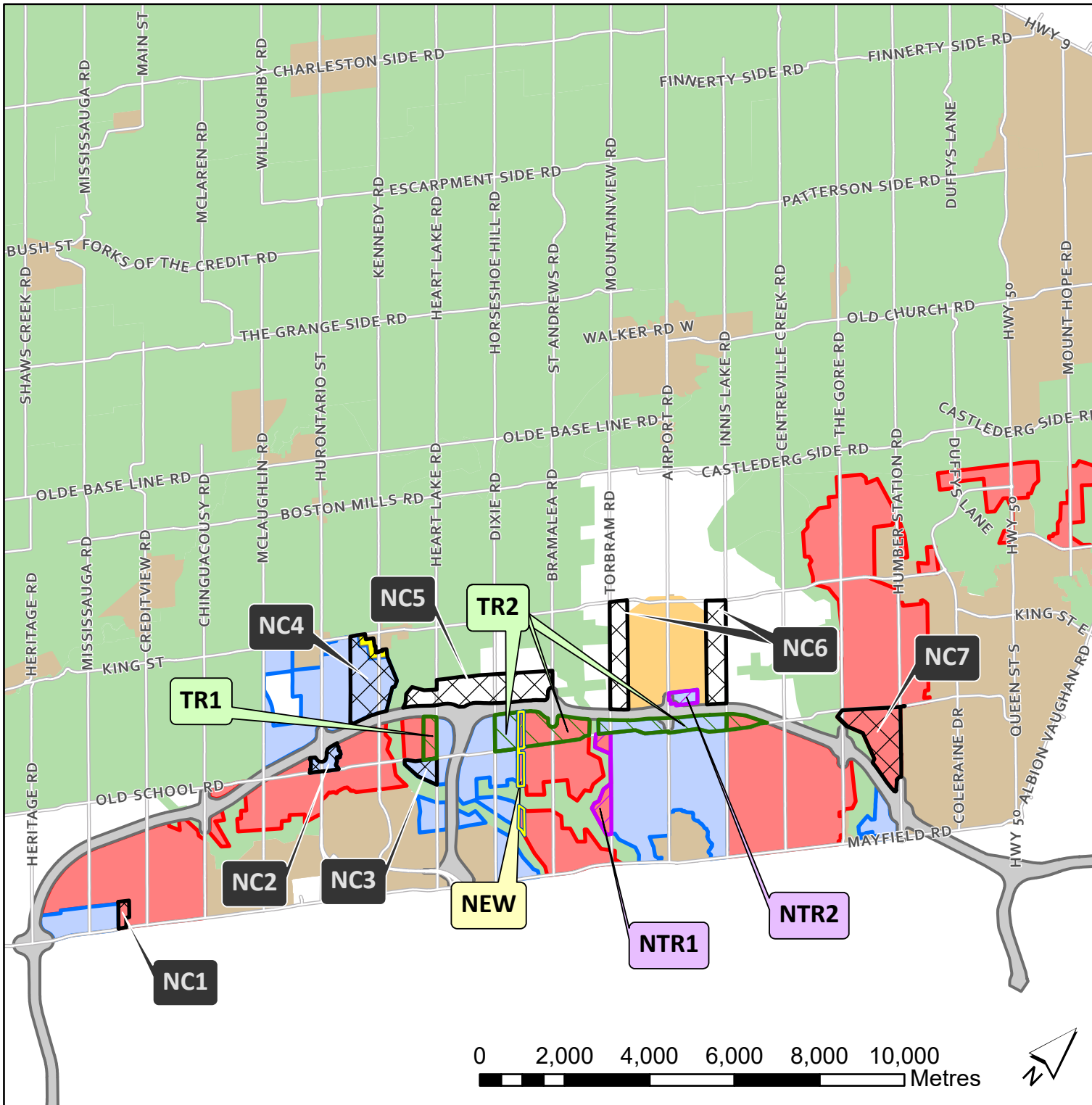
Modifications not applicable to Caledon

44	42	Schedule E-5	Schedule E-5 Major - Transit Station Areas (April 2022)" is modified by deleting the KIT- 5 (Heritage Heights GO Station) stop location and radius.	N/A
45	43	Table 5	Table 5 - Minimum Densities of Major Transit Station Areas" is modified by deleting the row KIT - 5 (Heritage Heights GO Station).	N/A
46	44	Figure 11	Footnote 2: 2) Mississauga has applied received for Investing in Canada Infrastructure Program (ICIP) funding for this 7.2km section of the Dundas BRT.	N/A

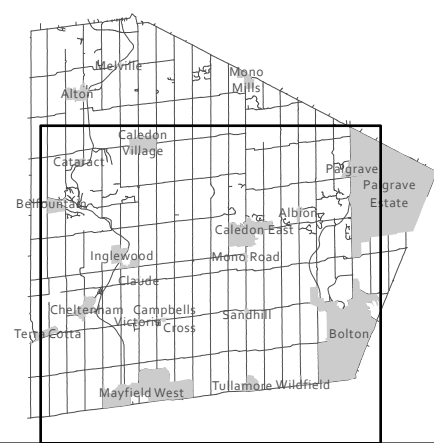
Approved vs Adopted Peel 2051 Urban Area Mapping

Town of Caledon
Regional Municipality of Peel

- Community Area
- Employment Area
- Future Strategic Employment Area
- GTA West Preferred Route
- Existing Settlement Areas
- Greenbelt
- Campbell's Cross Transition Area
- Change made was requested by Town (TR1, TR2)
- Change made was not requested by Town (NTR1, NTR2)
- Town requested changes were not made (NC1-NC7)



KEY MAP



Date: November 7, 2022

Edited November 2, 2023 to add ID text