

FUTURE CALEDON

Planning and Development Committee
March 19, 2024

FUTURE CALEDON 
OUR OFFICIAL PLAN

FUTURE CALEDON OFFICIAL PLAN



Project Timeline

Visioning, Consultation
and Background Review
(2019-2022)

Policy Development
(Spring 2022)

Draft Official Plan
(Summer 2022-
Winter 2024)

New Official Plan Phases

Phase 1

- Vision and Guiding Principles
- Town Structure
- Growth Management Policies
- Natural Environment System and Open Space Policies
- Rural System Policies
- Urban System Policies
- Implementation Policies

COMPLETED

Phase 2

- Major Transit Station Area Policy Updates
- Mineral Aggregate Resources Policies
- Truck Parking and Goods Movement Policies
- Bolton Secondary Plan (Update and Consolidation of existing Bolton Secondary Plans)
- Bolton Special Policy Area

In progress

Phase 3

- Reviews of approved Secondary Plans
- New Secondary Plans

To be initiated

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**.

PLAN LENSES



**Climate
change
mitigation and
adaptation**



**Protection of
agricultural and
environmentally
sensitive lands**



**Preserving our
rural
communities**



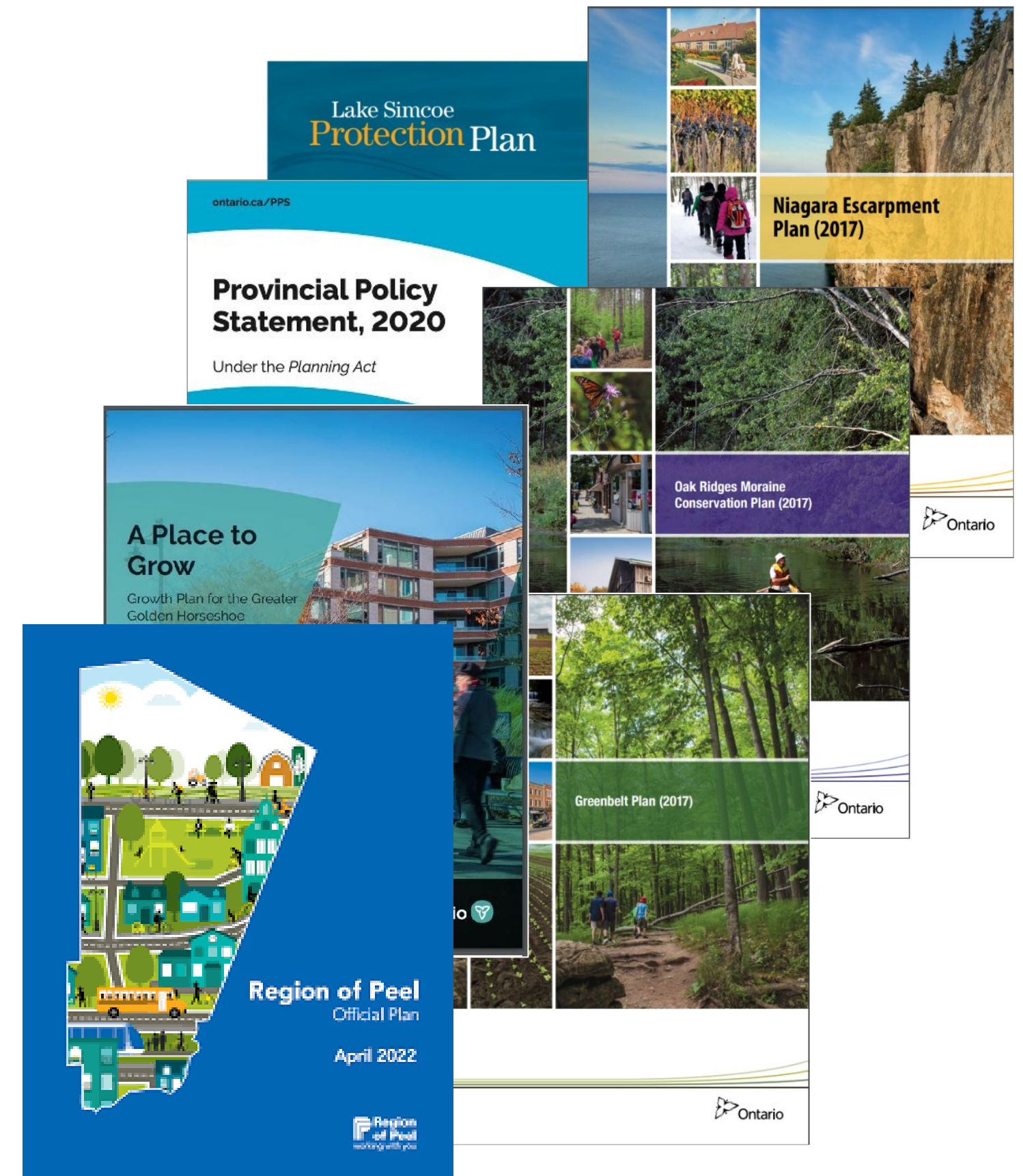
**Responsible
urban growth
management**



**Equity and
inclusion for
all**

Requirements

- The Future Caledon Official Plan conforms with all **Provincial plans** or does not conflict with them.
- The Plan has regard to the matters of provincial interest listed in section 2 of the *Planning Act*.
- The Plan is consistent with **policy statements** issued under subsection 3 (1) of the *Planning Act*.
- The Plan conforms with the **Region of Peel Official Plan**.



Engagement Statistics

4

drafts

5

Council Workshops &
many Council updates

215

comments

2,142

contacts

59

events

1,833

event participants

46,000+

webpage visits

Significant Growth and Change

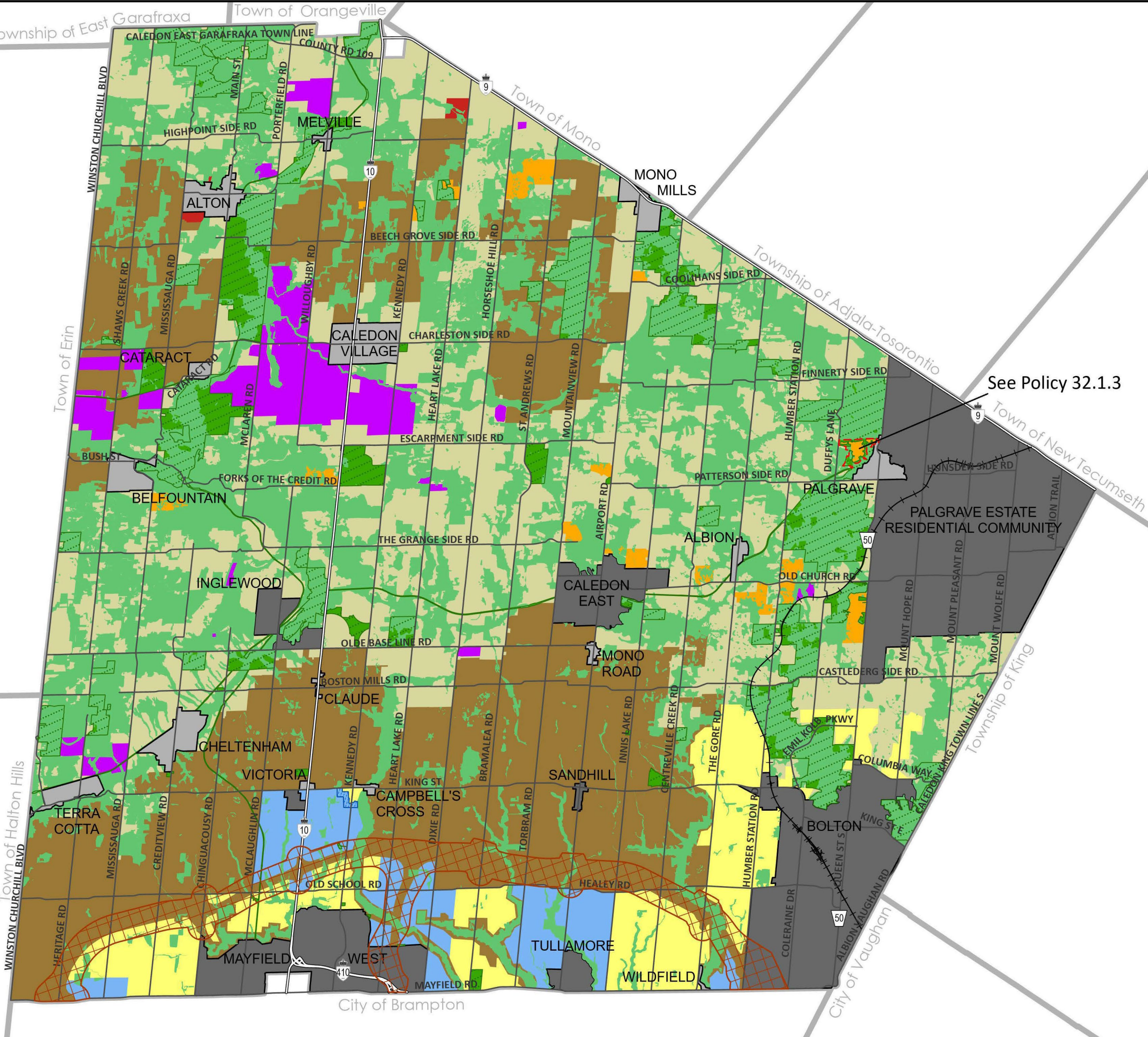
300,000
People

+220,000

125,000
Jobs

+93,000

2051 Allocations



Schedule **B4**

Land Use Designations

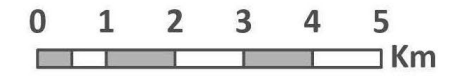
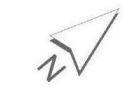
Land Use

- Extractive Industrial Area
- Rural Economic Development Area
- Estate Residential Area
- New Community Area
- New Employment Area
- Prime Agricultural Area
- Rural Lands
- Parks and Open Space
- Natural Features and Areas
- Campbell's Cross Transition Area

Other Map Elements

- Planned Highway 413 and NWGTA Transmission Corridor Protection Area
- Reddington Retirement Community
- See Schedules E2 to E11 for Land Use Designations
- Refer to Part A, Section 1.2

See Policy 32.1.3

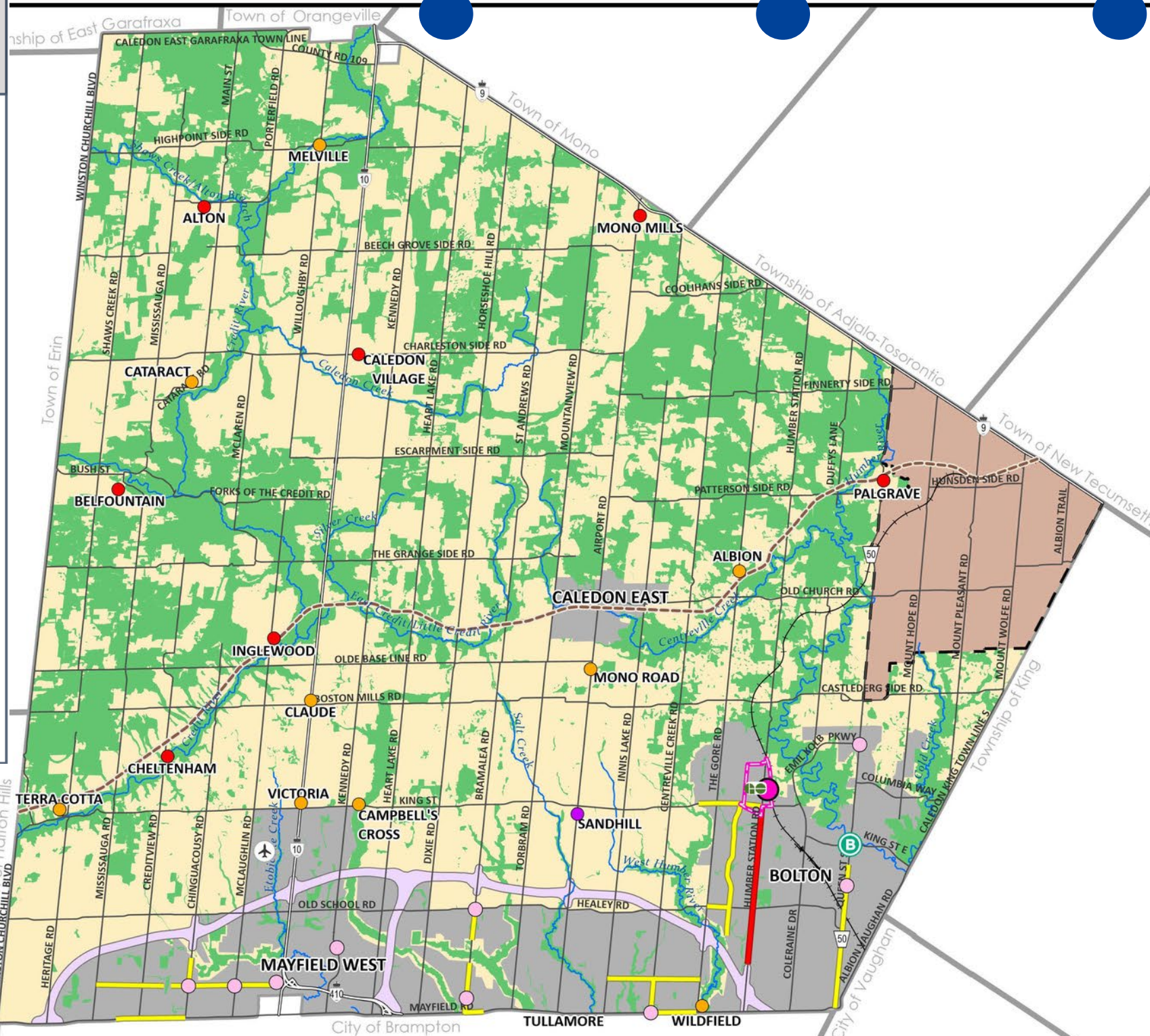
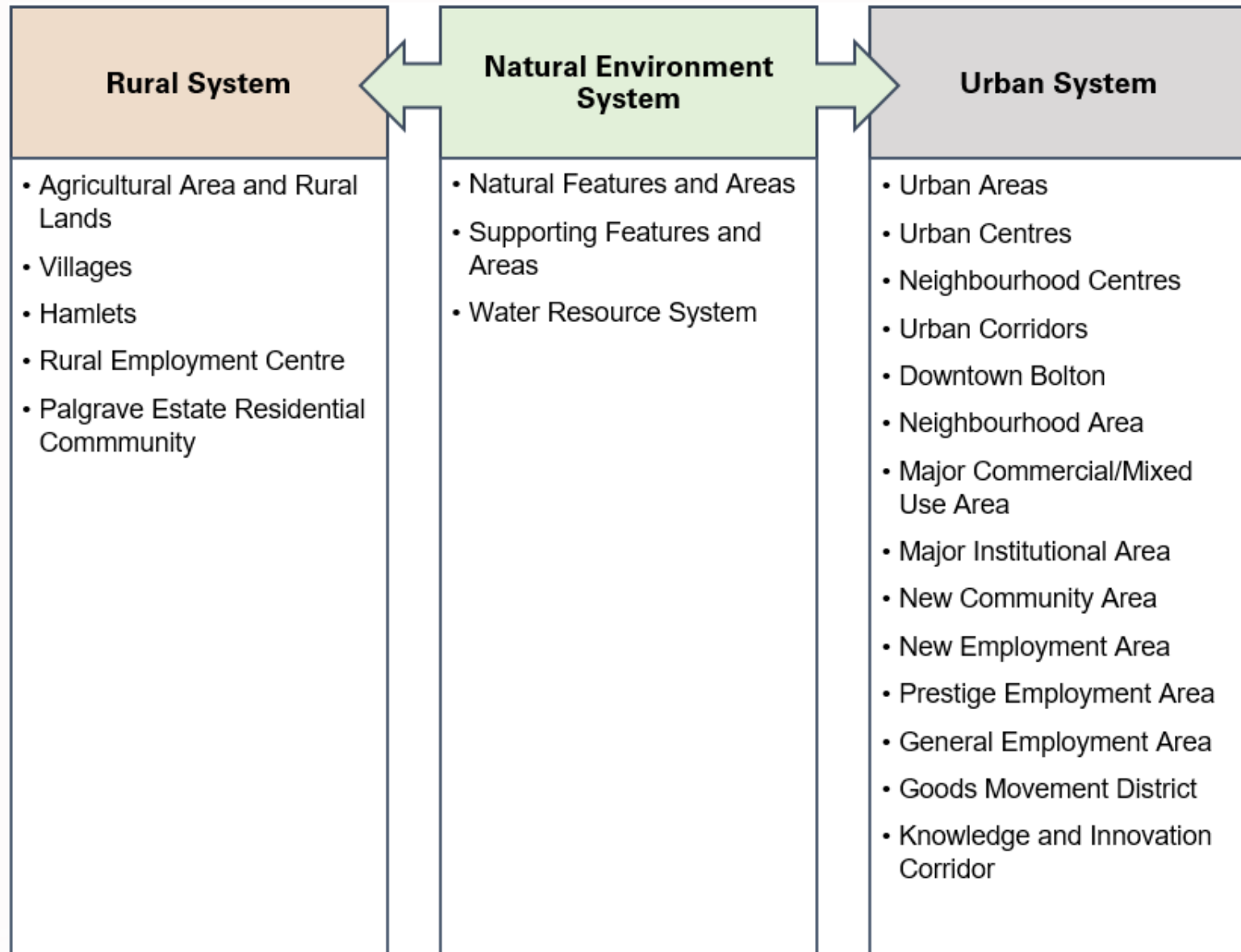


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March 2024

This map forms part of the Future Caledon Official Plan of the Town of Caledon and must be read in conjunction with the text, other schedules and secondary plans. The boundaries/alignments of designations on this schedule are approximate and are not intended to be scaled.

Town Structure



TOWN OF CALEDON
OFFICIAL PLAN

Schedule **B1**

Town Structure

Urban System

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

Rural System

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

Natural Environment System

- ▭ Natural Features and Areas

Other Map Elements

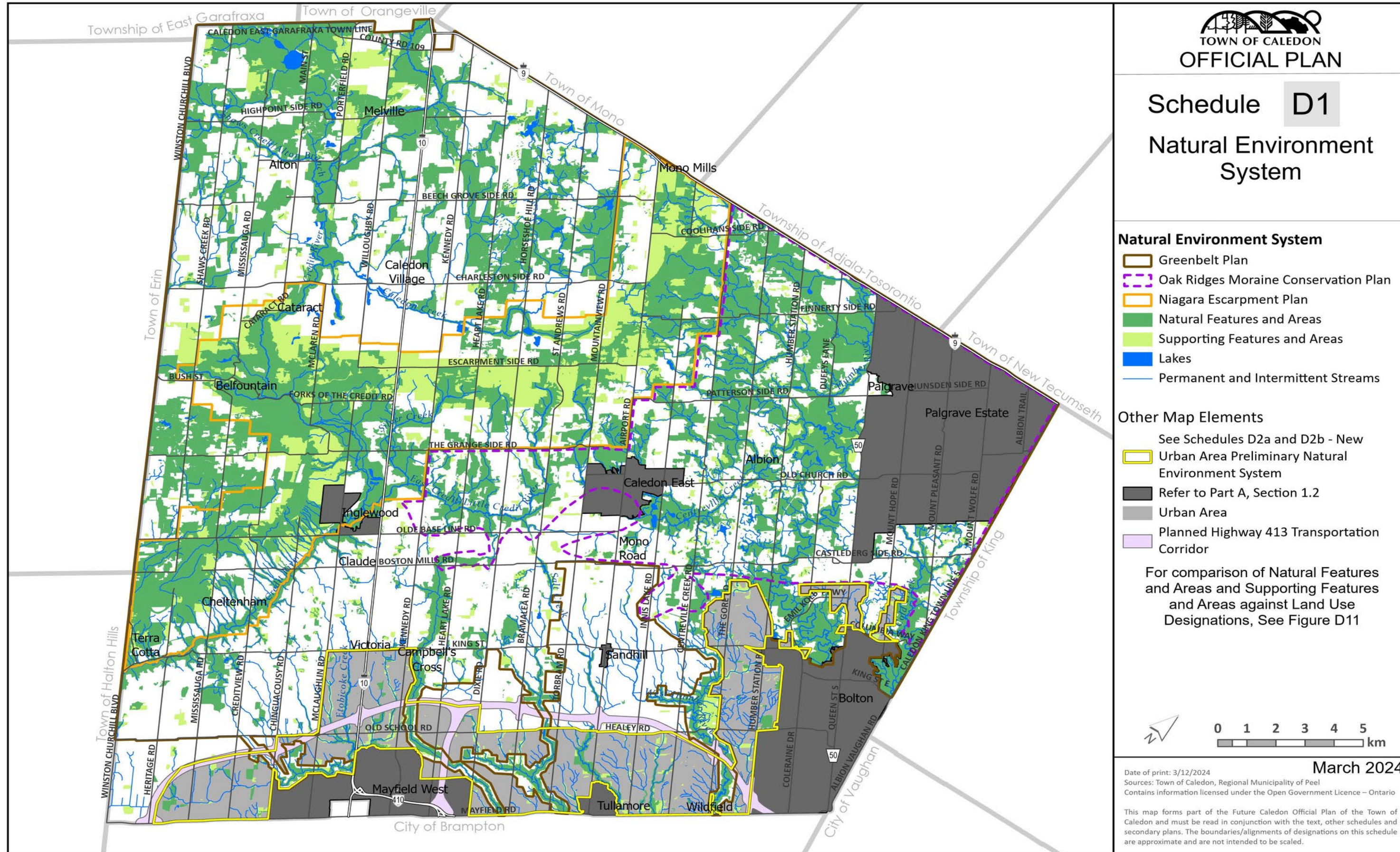
- ▬ Caledon Trailway
- ▭ Planned Highway 413 Transportation Corridor

0 1 2 3 4 5 km

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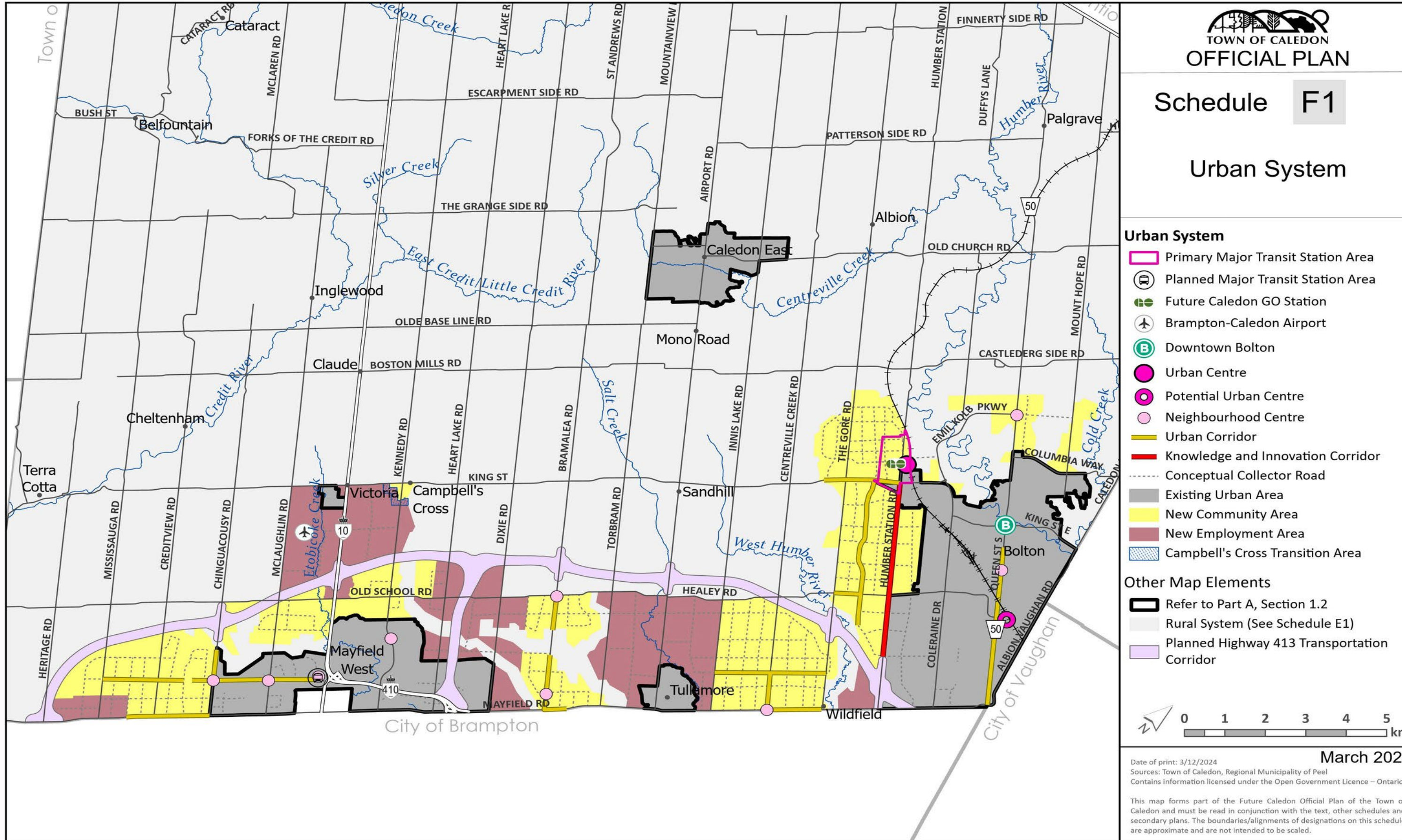
Natural Environment System



Natural Environment System

- The Natural Environment System policies:
 - establish a “made in Caledon” approach
 - build on the foundation of the existing Official Plan policies
 - advance the direction provided by the Policy Directions Report
 - do not diminish protections or reduce the natural system components contained in the existing Official Plan
 - address input from the Region and conservation authorities
 - conform with Provincial Plans and the Region of Peel Official Plan
- The Natural Environment System mapping is based on the most up-to-date mapping from the Region and the conservation authorities.
- All valley and stream corridors are protected in the proposed NES.
- The Water Resources System is protected as in the Peel Official Plan, and the components of the system are shown on Schedules D1 and D3 rather than on a separate schedule.
- The geographic area of Caledon that is protected in the proposed NES is 27 percent larger than in the current Official Plan

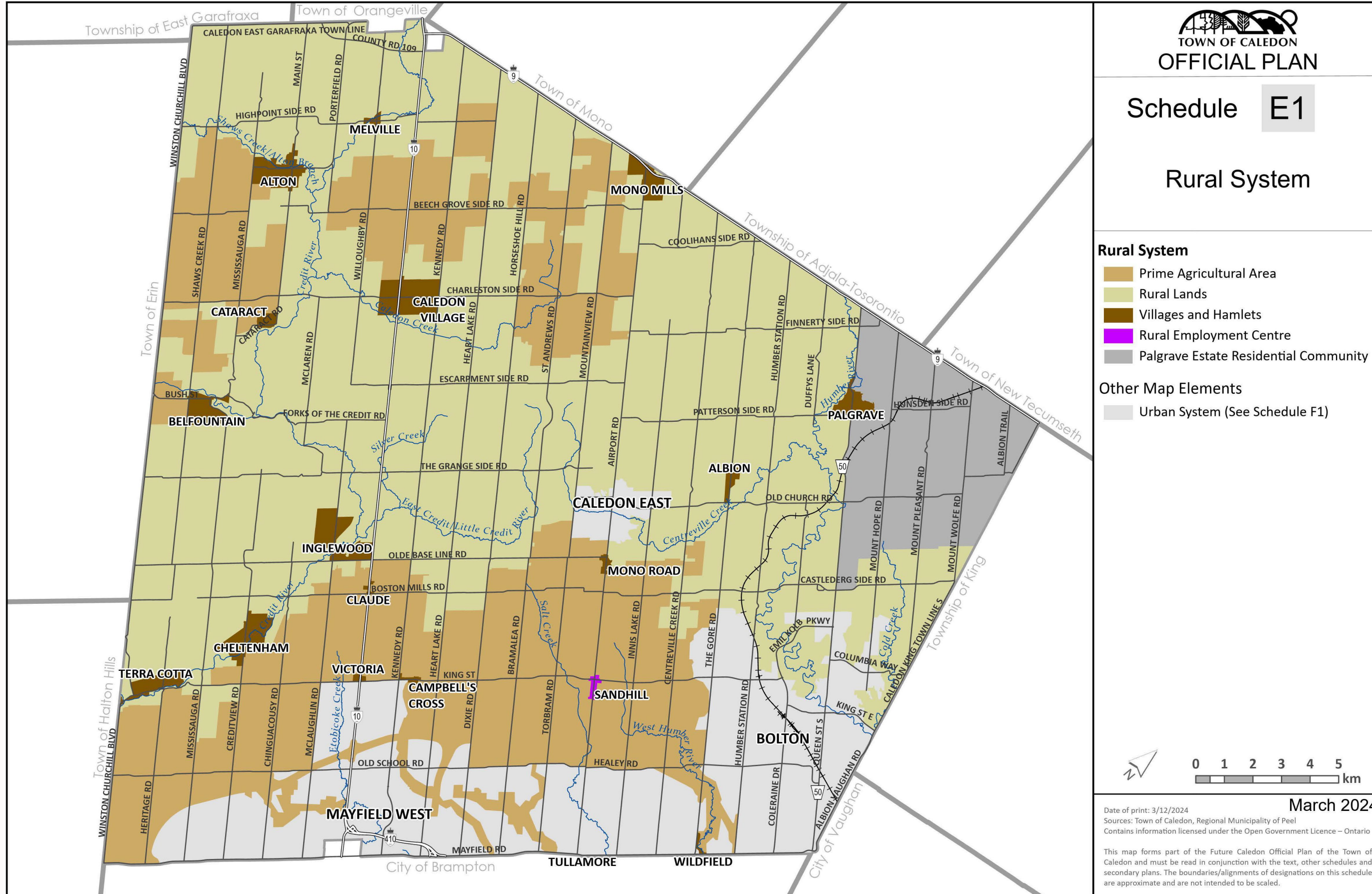
Urban System



Urban System

- The proposed urban land use designations will be applied through secondary planning processes, such as the Bolton Secondary Plans Review currently underway.
- Goods movement policies and mapping will be determined through a Logistics/Goods Movement Land Use Strategy in Phase 2 of Future Caledon.
- The growth management policy framework for the 2051 New Urban Area:
 - designates New Community Areas and New Employment Areas, which will be subject to secondary planning
 - includes secondary planning policies that outline the process and identify secondary plan areas
 - provides a Preliminary Community Structure Plan that identifies an overall community structure for the New Urban Area as a foundation for secondary planning
 - includes a Preliminary Natural Environment System as a foundation for local subwatershed studies to support secondary plans and confirm the final Natural Environment System within each secondary plan area

Rural System



Rural System

- An updated policy framework for the Rural System:
 - continues to protect and enhance the Town's villages, hamlets, farming areas, and rural employment uses
 - conforms to Provincial plans including the designation of Rural Lands and Prime Agricultural Area
 - introduces new policies for on-farm diversified uses (e.g., wineries, cideries, event venues) that provide additional flexibility for farmers, while ensuring protection for rural residents – based on input from the Farmers Round Table and a rural residents group
- Reviews of the Palgrave Estate Residential Community Secondary Plan and other settlement area secondary plans will be completed in Phase 3 of Future Caledon – to be initiated after adoption of Phase 1.

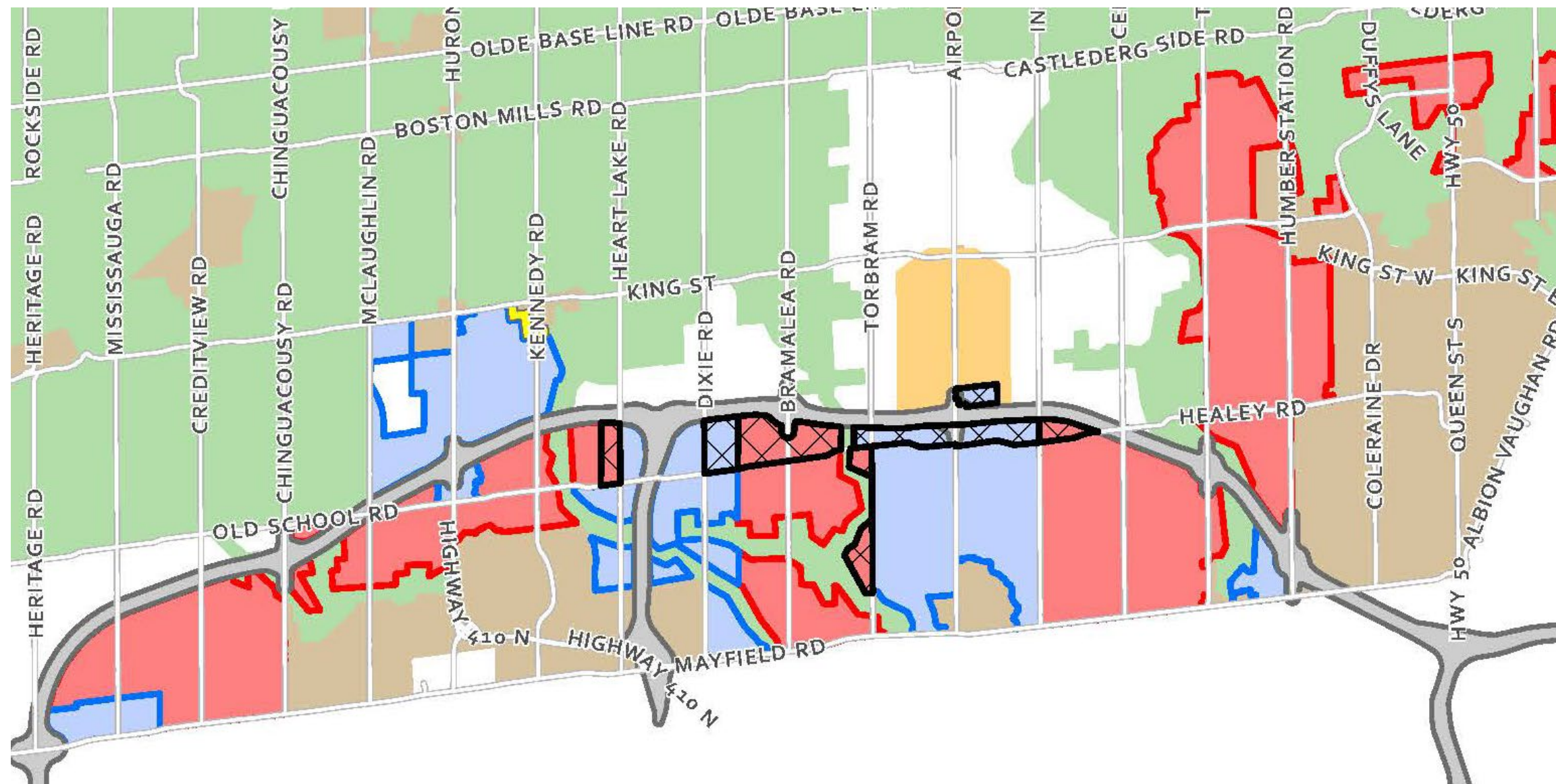
Key Changes from February 2024 Draft

- Secondary plan policies
- Major transit station areas policies
- GTA West Corridor mapping



Anticipated Provincial Changes

- Bill 162 – *Official Plan Adjustments Act*



Schedule A to Report 2024-0171:
Peel Official Plan mapping proposed in Bill 162

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
- Town Council supported changes to Peel 2051 Official Plan mapping proposed in Bill 162

Anticipated Provincial Changes

- Bill 23 – *Building Homes Faster Act*
- New Provincial Planning Statement
- Repeal of Growth Plan



Next Steps

- OP adopted by Council
- OP forwarded to the Region of Peel for approval
- Phase 2 work completed
- Phase 3 work initiated
- Zoning By-law Review

