

Attachment 1 - Consolidated Region of Peel Comments

Notes:

- Number references to specific policies, schedules or tables may be from previous drafts.
- The acronym RPOP means Region of Peel Official Plan.
- Region of Peel staff sometimes use the acronym COP, or the term Caledon Plan, to refer to the draft Future Caledon Official Plan.

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
General Comment	2041 Growth Targets	Chapter 1 and Policy 4.1.1	2041 targets are missing from plan, Table 4-1	Table updated.
General Comment	Employment Lands	Throughout Plan	Suggest defining "Employment Lands" RPOP: Employment land - land within employment areas.	Further changes from the Province are anticipate with respect to employment lands/areas. Propose to leave this for now. No public comments have indicated confusion/need for a definition.
General Comment	Terminology	adverse effects vs. negative impacts	Throughout the Caledon Plan, the terms impact, adverse impact, negative impact and adverse effects are used interchangeably. The terms 'adverse effects' and 'negative impacts' are defined in the Plan glossary whereas the others are not. The Plan should be reviewed to ensure the proper terminology is being applied to the policy.	Addressed
Part A: Introduction	Chapter 1: The Future Caledon Official Plan	1.4.5 d)	Revise - For conformity to the Regional Official Plan policy 7.3.4, the following revisions should be made. 'd) The delineations of the Natural Features and Areas designation and Supporting Features and Areas overlay designation are not precise. They <u>boundaries of the Natural Features and Areas</u> will be refined through studies in support of secondary plans and development applications as described in this Plan, to the satisfaction of the Town, <u>in consultation with the Region of Peel and other relevant agencies</u> .'	Addressed

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Part B: Managing Growth and Change	Chapter 4: Growth Management	4.1.6	<p>Not clear if the future area-specific policies for SGAs will address this? Town Policy 4.1.6 states that “Strategic Growth Areas are identified as Urban Centres on Schedule B1, Town Structure, and Schedule B2, Growth Management, of this Plan. Density targets for these areas will be established through an amendment to this Plan”.</p> <p>Seeking clarification on when the density target amendment is planned for.</p> <p>May not meet conformity requirements and requires discussion with Town staff. More detailed comments relating to Growth Management, Phasing and Services were provided to the Town through a letter dated February 9, 2024. (Comment ROP 119)</p>	In Chapter 22, Community Areas, a density target is provided for the Caledon GO Primary MTSA (Urban Centre). The policies also clarify that a density target will be provided for the Mayfield West Planned MTSA (Urban Centre) following the required ROPA.
Part B: Managing Growth and Change	Chapter 4: Growth Management	4.2.3	Consider adding "units with universal design" such that it would read: "This Plan encourages a wide range of forms of intensification, including infill of vacant and underutilized lots, redevelopment at higher densities, use of additional residential units, purpose-built rental, units with universal design, adaptive reuse, and development on former industrial and commercial sites, including brownfield sites. (Comment ROP 144)	“Units with universal design” is not related to the definition of intensification. Universal design addressed in Section, 9.10 (Housing).
Part B: Managing Growth and Change	Chapter 4: Growth Management	4.3.3 (4.4.3 a))	Noticed a potential conformity issue with RPOP 5.6.20.14.16 b) “provide for the substantial completion of complete communities within community and neighbourhood areas before new community and neighbourhood areas are opened up for development”	This is referring to Section 4.4.3. Will add relevant ROP policy to 4.4.3 a).
Part B: Managing Growth and Change	Chapter 4: Growth Management	4.3.3	Can we tie in Schedule F2 to the GMPP policies? Seeking to satisfy RPOP 5.6.20.14.16 g and h	No change. These policies are addressed in the Section 21 Secondary Plan policies.
Part B: Managing Growth and Change	Chapter 4: Growth Management	4.3.3 c)	Should add identifiable boundaries and NHS pieces as per RPOP (RPOP 5.6.20.14.16 a))	No change. This has been fulfilled in the development of secondary plan areas.
Part B: Managing Growth and Change	Chapter 4: Growth Management	4.3.3 h)	Could be expanded to add 'in accordance with master plans'. Should remove the word “new”	Addressed
Part B: Managing Growth and Change	Chapter 4: Growth Management	4.3.3 h)	Would like to see the word ‘feasible’ added to 4.3.3 h) , needs to be both engineering feasible and financially sustainable (RPOP 5.6.20.14.9 c))	Addressed

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Part B: Managing Growth and Change	Chapter 4: Growth Management	4.3.3 ii)	Sustainable transportation part met. Should mention the Caledon-wide multimodal transportation system that includes sustainable transportation and transit infrastructure and services. Possibly tie this in from the Secondary Plan section in the Town's plan	No change.
Part B: Managing Growth and Change	Chapter 4: Growth Management	4.4.2	Revise wording "Development and redevelopment should be staged and coordinated in alignment with the Region of Peel's Water and Wastewater Master Plan" to state that " will " be staged rather than should	Addressed
Part B: Managing Growth and Change	Chapter 4: Growth Management	4.4.2	4.4.2 ties back to the Regional OP, but it should clearly reference the GMPP criteria in the RPOP, and, list it out as noted town OP 4.3.3. Seeking to have 4.4.3 align with ROP criteria	Addressed. The ROP criteria referenced in ROP 5.6.20.14.16 have either been fulfilled in the Town's work to identify appropriate secondary plan areas, or are contained elsewhere in the Plan, such as 21.3.3, 21.3.6 and 21.3.7. We can add wording to address sub-sections b and g, and re-word 21.3.6 k) to align with sub-section j.
Part B: Managing Growth and Change	Chapter 4: Growth Management	4.4.2	Should be expanded to speak to transportation master plans and Capital Plans - See RPOP 5.6.20.11	Addressed. Reference Peel Capital Plan and Transportation Master Plan.
Part B: Managing Growth and Change	Chapter 4: Growth Management	4.4.2 and 4.4.3	Policy 4.4.2 and 4.4.3 need to be updated to be more consistent with section RPOP phasing policy 5.6.20.14.16. The way it is currently worded appears to be missing some of the requirements in the RPOP and should be revised to better align with the RPOP section on phasing requirements. Town plan should reference 'substantial completion' component of RPOP 5.6.20.14.16 (Comment ROP 121)	Addressed
Part B: Managing Growth and Change	Chapter 4: Growth Management	4.4.3 b)	Needs to mention financial sustainable part. Efficient part focusing on specific areas rather than entire new urban area – See RPOP 5.6.20.11. Low carbon energy systems is a good mention. Missing the feasibility assessments part (RPOP 5.6.20.14.16 j)), and also should be expanded new urban area wide, possibly as a stand-alone policy to not lose the intent of this policy.	Addressed. Added "financially sustainable" reference.
Part B: Managing Growth and Change	Chapter 4: Growth Management	4.4.3 iii)	Should mention restoration and enhancement of NHS. Town policy 21.3.6 j mentions enhancement – possibly tie it in? Should mention water and stormwater management objectives and requirements. (RPOP 5.6.20.14.16 d and e))	No change. See Chapter 21, Secondary Plans for this wording.

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Part B: Managing Growth and Change	Chapter 4: Growth Management	4.4.6	Seeking clarification on the implementation regarding newly inserted Town OP Policy 4.4.6 "The Growth Management and Phasing Plan will identify development priority areas for the 2021 to 2036 period. These areas have been prioritized because they best support the continuing evolution of Caledon into a more complete community." Does the Town need to have a set timeline?	No change. The final GMPP will establish phasing timelines. The OP may be amended or modified based on the final GMPP.
Part B: Managing Growth and Change	Chapter 4: Growth Management	4.5.2	"A settlement area boundary expansion may occur through a Region of Peel Official Plan Amendment in advance of a municipal comprehensive review, provided it is 40 hectares or less, ..." Please see the edits to policy above, which are needed to conform to RPOP policy 5.5.9. (Comment ROP A011)	Addressed
Part C: General Policies	Excess Soil and Fill	Currently not included	Add - Recommend adding a new chapter/section addressing excess soil policies to conform with the Growth Plan Policies 4.2.9.2 and 4.2.9.3. Need for Excess Soil and Fill policy conformity requirement in Section 36.1 of the Oak Ridges Moraine Conservation plan which needs for immediate inclusion in Section 13.7 of the Caledon Official Plan. Not to wait for separate LOPA on aggregate resources. (Comment ROP 215)	Policy 13.7.8 added (Part D).
Part C: General Policies	Chapter 5: Climate Change	General	As per RPOP Policy 2.5.9 "Establish corporate targets for greenhouse gas emissions and air pollution reductions to improve local air quality and address climate change.", each municipality is responsible for established corporate GHG emission and air pollution targets. The Caledon OP does mention GHG emission targets, specifically in section 5.1 (d) "support climate change mitigation by reducing greenhouse gas emissions in the Town by 36 per cent below 2016 levels by 2030 and reach net-zero emissions by 2050." However, can it be clarified whether "greenhouse gas emissions in the Town" as it is written in section 5.1 is inclusive of the organization (The Town of Caledon)? - If these targets include the Town of Caledon ("corporate emissions"), there is no concern, however, if it doesn't, ensuring that the Caledon OP will be updated when corporate emission targets are developed is needed.	No change. Resilient Caledon speaks to targets established in the most recent Corporate Greenhouse Gas Emission Reduction framework. Unsure whether these targets include the Town.

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Part C: General Policies	Chapter 5: Climate Change	5.1 a)	<p>Region of Peel OP 2.4.10: Direct the local municipalities in collaboration with the Region to undertake community energy and greenhouse gas emissions reduction planning in accordance with provincial guidance, including developing energy use and greenhouse gas inventories for local community emissions, establishing emission reduction targets, objectives or scenarios, and recommending strategies and actions to reduce emissions and promote low carbon energy alternatives.</p> <p>Peel Comment: Recommend to follow scientific targets and/ or work with the Region to align targets</p>	No action. Are there Regional targets? ROP does not speak to them. Resilient Caledon tagets were based on significant research, as is my understanding.
Part C: General Policies	Chapter 5: Climate Change	5.1 d)	<p>Region of Peel OP 2.4.12: Proactively engage all levels of government, the private sector, public organizations and the public to support implementation of climate change planning actions.</p> <p>Peel Comment: also include levels of government in climate work action planning</p>	No action.
Part C: General Policies	Chapter 5: Climate Change	5.4.4	<p>Green standards to include all applicable components related to climate change and energy:</p> <p>-renewable energy / alternative energy to be listed also (Comment ROP 067)</p>	Comment is noted. The Region can engage with the Town during the (Regional) modifications stage.
Part C: General Policies	Chapter 5: Climate Change	Currently not included	<p>Region of Peel OP 29.3.5: Encourage the local municipalities in conjunction with local distribution companies and other agencies, to implement provincial and other incentive programs that would reward homeowners and businesses for investing in energy efficient technologies, and reducing consumption</p> <p>Policy 5.9.43: Encourage the local municipalities to offer incentives to developers and contractors through the planning approval process to implement additional sustainable building and design standards beyond the minimum Ontario Building Code provisions.</p> <p>Peel Comment: include incentives for climate action and energy efficiency in new design and retrofits</p>	No action. This is an encouragement policy, not prescriptive conformity requirement. Such a decision for incentives would need to be discussed with other group within the Town before making policy commitments.

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Part C: General Policies	Chapter 5: Climate Change	Currently not included	<p>Region of Peel OP 2.4.9: In collaboration with the local municipalities develop and complete region-wide community greenhouse gas inventories in accordance with accepted methods and standards.</p> <p>Region of Peel OP 2.4.10 Direct the local municipalities in collaboration with the Region to undertake community energy and greenhouse gas emissions reduction planning in accordance with provincial guidance, including developing energy use and greenhouse gas inventories for local community emissions, establishing emission reduction targets, objectives or scenarios, and recommending strategies and actions to reduce emissions and promote low carbon energy alternatives.</p> <p>Peel Comment: Include creation of emissions inventories.</p>	Resilient Caledon speaks to developing greenhouse gas emission inventories. Caledon has chosen to lead this initiative in corporate wide documents as emissions reductions goes beyond land use planning.
Part C: General Policies	Chapter 5: Climate Change	Currently not included	<p>Region of Peel OP 3.7.14: Promote public awareness and education initiatives jointly with the local municipalities and other relevant agencies, on matters related to energy conservation and energy efficiency.</p> <p>Peel Comment: Promote awareness related to climate change, energy conservation and efficiency</p>	No change.
Part C: General Policies	Chapter 8: Economic Opportunities	8.2.4	Mayfield West MTSA is not delineated in the RPOP as a Primary or Secondary MTSA. As per RPOP Policy 5.6.17.19, "Planned Major Transit Station Areas shall only be delineated as a Primary or Secondary Major Transit Station Area through a Regionally initiated Official Plan Amendment in accordance with Section 16(16) of the Planning Act."	The erroneous reference to the Mayfield West <i>major transit station area</i> has been deleted.
Part C: General Policies	Chapter 8: Economic Opportunities	8.6.1 a) ii)	<p>Clarify - To be consistent with the Caledon Plan definitions should 'adverse effect' be used instead of 'negative impact'.</p> <p>'ii) The use is compatible with surrounding uses and will not have <u>an adverse effect</u> a negative impact on the enjoyment and privacy of neighbouring properties;'</p>	Edit made. Adverse effect is the correct term in this instance.
Part C: General Policies	Chapter 8: Economic Opportunities	8.6.2 a) i)	<p>Clarify - To be consistent with the Caledon Plan definitions should 'adverse effect' be used instead of 'negative impact'. It is recommended that the policy also be consistent with the complimentary policies within the section 8.6.</p> <p>'i) Not have a negative impact <u>be compatible with surrounding uses and will not have an adverse effect</u> on the enjoyment and privacy of neighbouring properties;'</p>	Edit made. Adverse effect is the correct term in this instance.

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Part C: General Policies	Chapter 8: Economic Opportunities	8.6.3 d)	<p>Clarify - To be consistent with the Caledon Plan definitions should 'adverse effect' be used instead of 'negative impact'. It is recommended that the policy also be consistent with the complimentary policies within the section 8.6.</p> <p>'d) Permitted uses should <u>be compatible with surrounding uses and will not have <u>an adverse effect</u> a negative impact</u> on the enjoyment and privacy of neighbouring properties.'</p>	Edit made. Adverse effect is the correct term in this instance.
Part C: General Policies	Chapter 9: Housing	9.1	<p>Re: Objectives – Consider draft PPS language for "additional needs" rather than "special needs."</p> <p>At the time the initial comment (above) was made, the PPS was expected to come into effect in Fall 2023. It has since been delayed. All references to "additional needs", including in the Glossary section, are suggested to revert to the existing definition of special needs in the PPS, 2020:</p> <p>Special needs: means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.</p> <p>A future iteration of this Plan should consider the Province's draft proposed Provincial Planning Statement that changes the term "special needs" to "additional needs". (Comment ROP 070)</p>	A non-profit agency requested this change and staff are supportive as it is based on language is considered appropriate by impacted groups.

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Part C: General Policies	Chapter 9: Housing	9.2.6 b)	<p>Opportunity to reference family-sized bedroom units in 9.2.6 b). Consider Brampton Plan section on family-friendly housing and multi-person units.</p> <p>3.3.1.55: New multi-unit developments in apartment form will be encouraged to deliver family-friendly units and ensure a mix of 2-bedroom and 3-bedroom units in Brampton to accommodate larger household sizes in denser forms. For developments in ownership and rental tenure, a minimum of 50% of larger-size units (2 bedrooms or above) is encouraged.</p> <p>Consider Mississauga Official Plan policy 5.2.4:</p> <p>To achieve a balanced mix of unit types and sizes, and support the creation of housing suitable for families, development containing more than 50 new residential units is encouraged to include 50 percent of a mix of 2-bedroom units and 3-bedroom units. The City may reduce these percentages where development is providing: a. social housing or other publicly funded housing; or b. specialized housing such as residences owned and operated by a post-secondary institution or a health care institution or other entities to house students, patients, employees or people with specific needs</p> <p>9.2.6 b): Suggest that the Town further clarify the words "high proportion" or remove these words. Consider referring to the Caledon (and Peel) new housing unit density target that states that 50% of new units should be a housing type other than detached or semi-detached units. (Comments ROP 067 and ROP 071)</p>	Modifications were made.
Part C: General Policies	Chapter 9: Housing	9.5.1 a)	Revise - 'a) Residential growth in the Rural System will be directed to rural <i>settlement areas</i> in order to maintain <u>a</u> contiguous <u>Prime Agricultural Area and Rural Lands</u> agricultural operations .'	Policy revised.
Part C: General Policies	Chapter 9: Housing	9.7 (and 17.6 and 17.9.1)	The additional residential unit (ARU) policies in 9.7, 17.6 and 17.9.1 need to be reviewed and updated to clarify the intent of the rural housing and ARU policies in the Prime Agricultural Area and Rural Lands designations, outside of Provincial Plan area, in accordance with the current Provincial Policy Statement. (Comments ROP 227 and ROP 228)	<p>Language has been added to Section 9.7 to confirm ADUs are permitted in accordance with the Provincial Policy Statement and Provincial Plans.</p> <p>Language in Chapter 17 identifies that ADUs are permitted in accordance with Provincial Plans</p>

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Part C: General Policies	Chapter 9: Housing	9.8	Appreciate 9.8.1 and 9.9.1. Suggest including a policy, perhaps in section 9.8 or 30.3, that more explicitly commits to updating affordability thresholds in a way that is consistent with the Provincial definition. This policy would respond to Regional Official Plan policy 5.9.9: Update housing affordability thresholds for low and moderate income households in accordance with provincial policy.	Wording has been added to Policy 9.8.1 and Section 30.3.
Part C: General Policies	Chapter 9: Housing	9.10.1 b) / 9.13.1	Suggest not having this policy under "Affordable and Attainable Housing" subsection as it speaks to the Peel-wide new housing targets on density and rental in addition to affordability. Create new subsection? (Comment ROP 148)	Policy moved to general housing policies section.
Part C: General Policies	Chapter 9: Housing	9.10.2	Regarding 9.10.2 d: The Town will work with the Peel Housing Corporation and other community based agencies in the provision of shared housing to support the Town's residents: Suggest that "Peel Housing Corporation" be replaced and revised such that the policy reads "The Town will work with the Region of Peel and non-profit organizations, and other community-based agencies in the provision of shared housing to support the Town's residents". The Peel Housing Corporation (PHC) is Peel's local municipal non-profit housing provider and they do not provide nor create shared housing. For instance, at Abbeyfield in Caledon, PHC leases some of the land to build the project but does not own the building or manage the project.	Policy revised.
Part C: General Policies	Chapter 10: Public Service Facilities	10.2.2	"Adequate and equitable access to community services and facilities will be encouraged by:..." We suggest adding the location of community services and facilities in visible and accessible areas within Caledon to this policy. (Comment ROP A032)	At this stage it cannot be incorporated. The Region can engage with the Town on this comment during the (Regional) modifications stage.
Part C: General Policies	Chapter 11: Transportation	Table C1 (now Table 11-1)	Re: Regional Arterials, "on-street parking discouraged" - Reference appropriate policy/by-law to confirm discouraging on-street parking. Should be confirmed since Peel cannot locate this policy. (Comment ROP 037)	This was a carryover from the Town's existing Official Plan. The words "on-street parking discouraged" have been deleted from the table row for Regional Arterials.

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Part C: General Policies	Chapter 11: Transportation	11.5.3 g)	<p>"The Town will work collaboratively with the Region of Peel, Metrolinx, Province, neighbouring municipalities and other appropriate jurisdictions to:</p> <p>g) protect the location for the future major transit station area in Mayfield West;"</p> <p>We ask that this policy be re-added to the draft Caledon Official Plan, in keeping with RPOP policy 5.6.19.15.</p>	Addressed. The requested policy has been reinstated. It is noted that the Mayfield West Secondary Plan in the 1978 Official Plan, as amended, would continue to apply to this area.
Part C: General Policies	Chapter 11: Transportation	11.8	Re: Transportation Demand Management – Consider adding ROP Policy 5.10.22, Transportation: "Ensure, in accordance with the requirements of the Region and the local municipalities, that development only proceed with adequate existing or committed improvements to regional transportation capacity and, if necessary, development be phased until that capacity is or will be available." (Comment ROP 124)	Refer to Policy 11.8.6.
Part C: General Policies	Chapter 12: Infrastructure	Introduction	This section references to the "Town's municipal infrastructure" ... the roads, bridges, recreational facilities and stormwater ponds. Does this include also include Regional infrastructure drinking water and wastewater services? It is unclear. (Comment ROP A033)	The preamble describes water and wastewater servicing in the first paragraph, which is a responsibility of the Region. The preamble states that "together with the Region, the Town will manage our municipal infrastructure so that it creates opportunities, while being effective, affordable, and sustainable over the long term". This section speaks to both Town and Regional infrastructure.
Part C: General Policies	Chapter 12: Infrastructure	12.2.4	<p>Previous comments provided by Regional staff remain relevant for the Town's consideration. The following new policy should be added to this section to address conformity to the Growth Plan, Provincial Greenbelt Plans and Lake Simcoe Protection Plan.</p> <p><u>"12.2.6 All new, expansions, or extensions of infrastructure shall be planned, designed and approved in accordance with the applicable policies of the Growth Plan, Greenbelt Plan, Oak Ridges Moraine Conservation Plan, Niagara Escarpment Plan and Lake Simcoe Protection Plan."</u></p> <p>(Comment ROP 239)</p>	Policy added.

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Part C: General Policies	Chapter 12: Infrastructure	12.3	Re: Drinking Water and Wastewater Servicing - add reference to this ROP Policy 6.5.2: "Require and provide full municipal sewage and water services to accommodate growth in the Urban System to the horizon of this Plan. The provision of full municipal sewage and water services in the Urban System will be subject to the Regional financial and physical capabilities." (Comment ROP 125)	Policy 12.3.8 has been added.
Part C: General Policies	Chapter 12: Infrastructure	12.3.1	Given that the Region of Peel owns, maintains and operates all the municipal water and wastewater assets for both lake-based and groundwater-based systems (i.e., treatment facilities, pumping stations, storage facilities, water mains, and sanitary sewers), this should be referenced in this section and in other relevant sections that mention infrastructure to support growth. Could be expanded upon to clearly reference both ground-based and lake-based drinking water, potentially expanded upon in section 15. (Comment ROP A035)	Comments are noted. The Region can engage with the Town during the (Regional) modifications stage
Part C: General Policies	Chapter 12: Infrastructure	12.3.2	Is a sunset clause needed? Seeking clarification from Town. (Comment ROP 142)	Comment was not addressed. The Region can engage with the Town during the (Regional) modifications stage.
Part C: General Policies	Chapter 12: Infrastructure	12.4	Re: Estate Residential - add reference to this ROP Policy 5.7.17.5 "Direct the Town of Caledon to consider new estate residential development only in the Palgrave Estate Residential Community or on other lands already committed for estate residential development as identified in its official plan, provided that such development: a) is compatible with the rural landscape and surrounding uses; b) protects the natural environment; c) is a logical extension of an existing estate area and servicing system; d) occurs in a phased manner; and e) has the necessary water and sewer services, taking into account consideration of financial and physical capabilities, and the suitability and availability of municipal servicing." This policy needs to be added to the Town's OP as there are estate areas outside of the 1976 Draft Plan Palgrave area. Seeking clarification if the Town's 'Bolton Golf Course Estate Residential' area will be included in the Phase 3 work, as per the policy "other lands already committed for estate residential development". (Comment ROP 126)	"Estate Residential Area" is a Town of Caledon Land use designation. Associated policies are in Section 17.12. Policies for the Palgrave Estate Residential Community (PERC) will be advanced in Phase 3 of the Official Plan Review.

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Part C: General Policies	Chapter 12: Infrastructure	12.4.3	There is no information on how water is provided in these estate lots (Palgrave), are they required to connect to a municipal system (water) (Comment ROP 160)	Policies for the Palgrave Estate Residential Community will be advanced in Phase 3 of the Official Plan Review.
Part D: Natural Environment System, Parks and Open Space	Chapter 14: Parks and Open Space	14.7.5	This policy is not consistent with Provincial Policy Statement policy 2.3.6.1 and should be revised to require confirmation there is an identified need within the planning horizon of the Plan for additional land to accommodate the proposed use similar to revisions made to the golf course policy in section 17.8.1 by adding the following new clause: <u>"f) a need for the proposed use, and for additional land to accommodate the proposed use have been identified within the planning horizon of this Plan."</u> (Comment ROP 276)	Addressed
Part D: Natural Environment System, Parks and Open Space	Chapter 15: Source Water Protection	15.4.4 a)	Clarify - The removal of the vulnerability score from this policy looks to be an editorial error.	The wording has been restored.

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Part D: Natural Environment System, Parks and Open Space	Chapter 16: Natural and Human-made Hazards	16.2 and 16.2.1	<p>Confirmation should be provided by the Conservation Authorities that the policies in this section are consistent with Provincial policy requirements under the Planning Act and the policy and regulatory requirements for natural hazards under the Conservation Authorities Act.</p> <p>Policy 16.2.1 - should be revised to apply to all lands subject to natural and human-made hazards and not only already developed areas and address the direction in the Provincial Policy Statement (Policy 3.1.1) that all development be generally directed to areas outside of natural and human-made hazards. Recommended revisions to be confirmed by the Town and Conservation Authorities are provided below:</p> <p>16.2.1 The Town will support and implement work by the Region and Conservation Authorities to identify areas at risk from natural hazards where development is to be restricted and/or prohibited, based on spatial analysis and climate projections. For already-developed areas <u>lands subject to natural and human-made hazards</u>, the Town will: ...</p> <p>b) the hazards can be mitigated in a manner consistent with the policies of this Plan and other relevant agencies through the <u>required implementation of specific restrictions and conditions such as</u> low impact development, green infrastructure and/or stormwater management practices, as applicable; and,</p> <p><u>c) generally direct development to locations outside of hazardous lands and hazardous sites in accordance with provincial policy and the regulatory requirements of the Conservation Authorities; and,</u></p> <p>e) d) <u>d) prohibit development'</u> (Comments ROP 285 and ROP 287)</p>	<p>The Conservation Authorities have been provided opportunities to provide comments on the entire Draft Plan, any CA comments on Chapter 16 have been reviewed and addressed as appropriate.</p> <p>The current draft of this policy reflects elements of both Regional and Conservation Authority comments.</p>
Part D: Natural Environment System, Parks and Open Space	Chapter 16: Natural and Human-made Hazards	16.3.4 b)	<p>Revise - b) studies to determine the long-term stable slope line should be in accordance with MNRF Provincial Technical Guides and Conservation Authority Authorities' technical <u>guidelines and</u> guidance;</p>	The policy has been revised as requested.

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Part D: Natural Environment System, Parks and Open Space	Chapter 16: Natural and Human-made Hazards	16.4.4	<p>Chapter 16 Natural and Human-made Hazards - confirmation should be provided by the Conservation Authorities that the policies in this section are consistent with provincial policy requirements under the Planning Act and the policy and regulatory requirements for natural hazards under the Conservation Authorities Act.</p> <p>Reference to special policy area has been removed. CAs to confirm if removal is appropriate.</p> <p>Revise - '16.4.4 - For public safety purposes, the following uses will be prohibited on any parcel of land that is wholly or partially hazardous lands, and hazardous sites <u>or designated as a special policy area</u> where the use is:' (Comment ROP 288)</p>	The comment is noted. Specific Provincial authorization is required for modification of policies associated with the Bolton Special Policy Area. The Town is currently working with the Province towards the completion and authorization of updated Bolton Special Policy Area policies outside of the Official Plan Review. It is the intent of the Town that such policies be brought forward through an Official Plan Amendment later in 2024.
Part D: Natural Environment System, Parks and Open Space	Chapter 16: Natural and Human-made Hazards	16.4.8	<p>Conformity - Revision is needed for conformity to the Regional Official Plan policy 2.16.11.7 c).</p> <p>'d) proposes revisions to the <u>land use designations</u>, boundaries or policies of an existing special policy area.'</p>	The policy has been revised as requested.
Part D: Natural Environment System, Parks and Open Space	Chapter 16: Natural and Human-made Hazards	16.5.1	<p>Revise - Policy 16.5.1 reference should be revised to Figure D10.</p> <p>'16.5.1 ...Refer to Figure <u>D10</u> D9, Potential Hazardous Forest Types for Wildland Fire.'</p> <p>Previously proposed wording has been incorporated.</p> <p>Figure has been included and conforms to Regional Official Plan. (Comment ROP 293)</p>	Addressed
Part D: Natural Environment System, Parks and Open Space	Chapter 16: Natural and Human-made Hazards	General	<p>Many new policies have been added throughout this section. Confirmation should be provided by the Conservation Authorities that the policies in this section are consistent with provincial policy requirements under the Planning Act and the policy and regulatory requirements for natural hazards under the Conservation Authorities Act.</p>	The Conservation Authorities have been provided opportunities to provide comments on the entire Draft Plan, any CA comments on Chapter 16 have been reviewed and addressed as appropriate.

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Part E: Rural System	Chapter 17: Agricultural and Rural Lands	17.2.2 a)	<p>See missing references in comparison to below as recommended:</p> <p>17.2.2 Land Use Compatibility</p> <p>a) Where agricultural uses and non-agricultural uses interface outside of settlement areas, land use compatibility will be achieved:</p> <p>i) in accordance with all applicable Municipal by-laws;</p> <p>ii) in accordance will <u>with</u> all Provincial <u>land use compatibility</u> requirements, including in Provincial <u>policies and</u> Plans, and Minimum Distance Separation including minimum distance separation formulae in prime agricultural area and rural lands designations, as applicable;...” (Comment ROP 277)</p>	Edits made to policy.
Part E: Rural System	Chapter 17: Agricultural and Rural Lands	17.2.2	<p>Add - The policy is silent on the possible requirement for an agricultural impact assessment to determine land use compatibility as part of a development application for a a non-agricultural use. A new policy under this section is suggested.</p> <p><u>'17.2.2 c) an agricultural impact assessment, prepared in accordance with Provincial and Municipal guidelines, may be required to evaluate land use compatibility and adverse effects.'</u></p>	Policy added.

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Part E: Rural System	Chapter 17: Agricultural and Rural Lands	17.3 and 17.4	<p>Sections 17.3 and 17.4 - contain preamble type language in several policies referencing the policies establishing where "agriculture-related uses" and "on-farm diversified uses" are permitted by the Plan (e.g., "Where agriculture-related uses are permitted by this Plan..." and "Where on-farm diversified uses are permitted by this Plan...". The Town may wish to review the structure for these references for consistent formatting. For example the following edit to 17.3.1 would make the policy consistent to 17.4 preamble and 17.4.1:</p> <p>17.3 Agriculture-related Uses</p> <p><u>Where agriculture-related uses are permitted by this Plan, the policies of this section apply.</u></p> <p>17.3.1 Where agriculture-related uses are permitted by this Plan, the policies of this section apply. On lands subject to the Niagara Escarpment Plan, Oak Ridges Moraine Conservation Plan or Greenbelt Plan, agriculture-related uses will be subject to the relevant policies of these Plans in addition to the policies in this Plan. In case of conflict, refer to Part A. (Comment ROP 300)</p>	Addressed
Part E: Rural System	Chapter 17: Agricultural and Rural Lands	17.4.10 a)	<p>Clarify - To be consistent to the policies of Section 17, should 'adverse effect' be used instead of 'impact', as the Plan has used and defined adverse effect.</p> <p>"a) the nature of the on-farm diversified use and the potential impacts <u>adverse effects</u> of the use on adjacent land uses and the character of the area; and,"</p>	Policy revised.
Part E: Rural System	Chapter 17: Agricultural and Rural Lands	17.4.12	<p>Clarify - To be consistent to the policies of Section 17, should 'adverse effect' and 'negative' impact be used.</p> <p>"17.4.12 The Special Events By-law referred to in Section 17.4.11 will establish controls on the duration, number and intensity of permitted special events on a case-by-case basis based on the location of property and the potential <u>negative impacts and adverse effects</u> of the proposed special events. In addition, the Special Events By-law will set out insurance, traffic management and fire and life safety requirements, amongst other matters."</p>	Policy revised.

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Part E: Rural System	Chapter 17: Agricultural and Rural Lands	17.4.14	Revise - "17.4.14 Development or site alteration associated with an on-farm diversified use is not permitted within <i>key natural heritage features</i> , <i>key hydrological features</i> or any associated minimum vegetation protection zone, except for expansions to legally existing buildings and structures if it is demonstrated."	The Future Caledon OP uses the defined term variant "key hydrologic features". The term used has been italicized.
Part E: Rural System	Chapter 17: Agricultural and Rural Lands	17.6.1	Revise - The Caledon Plan policies 3.1.2 a) and 17.0 state that the Rural System is comprised of rural areas and Prime Agricultural Areas. However, Caledon Plan policy 17.6.1 references 'agricultural areas'. The policy should be revised. "17.6.1 Where an additional residential dwelling unit is permitted within agricultural areas <u>Prime Agricultural Areas</u> and rural lands by this Plan, the following policies will apply:"	Policy revised.
Part E: Rural System	Chapter 17: Agricultural and Rural Lands	17.6.1 d)	The additional residential units (ADU) policies in 9.7, 17.6 and 17.9.1 need to be reviewed and updated to clarify the intent of the rural housing and ARU policies in the Prime Agricultural Area and Rural Lands designations, outside of Provincial Plan area, in accordance to the current PPS. Caledon Plan ADU policy 9.7.2 states "Where one additional residential unit is developed through an ancillary structure, a maximum of two residential units will be permitted in the primary building. Severances of ancillary structures will not be permitted." Caledon Plan Rural Housing policy 17.6.1 d) states "The future severance of additional residential units subject to the Greenbelt Plan, Oak Ridges Moraine Conservation Plan or the Niagara Escarpment plan is prohibited." This leads to ambiguity between the proposed policies and if severances could be permitted in areas outside of these Provincial Plans. The Provincial Policy Statement 2.3.4.3 also states that the creation of new residential lots in the Prime Agricultural Area is also not permitted unless for surplus farm residents due to farm consolidation. Proposed policy 17.6.1 d) should be revised to reflect proposed policy 9.7.2 that restricts all additional residential units from future severance throughout the Town. (Comment ROP 309)	Policy revised.
Part E: Rural System	Chapter 17: Agricultural and Rural Lands	17.9.1 a)	Housekeeping - As no 17.9.1. b) has been included, it is unclear if there is a missing policy section. Consider restructuring the policy section if there is no 17.9.1 b). (Comment ROP 313)	Addressed

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Part E: Rural System	Chapter 17: Agricultural and Rural Lands	17.9.2 a)	<p>Policy 17.9.2 a) vi) - has been added to the policy to allow for the creation of residential lots in accordance with Provincial legislation. It is unclear why this clause has been added as this section includes criteria that comprehensively address the circumstances when new lots may be permitted in accordance with the currently in effect PPS and Provincial Plans. The Town should consider removing the clause as it is open ended and being proposed without the benefit of knowing if and what future lot creation provincial legislation may or may not permit within Prime Agricultural Areas.</p> <p>Policy 17.9.2 ix) - should be removed from Policy 17.9.2 as it is not related to lot creation and included as a separate stand-alone policy in Section 17.9 Prime Agricultural Area Designation. (Comment ROP 319)</p>	<p>The comment regarding Policy 17.9.2 a) vi) is noted.</p> <p>Policy 17.9.2 a) ix) has been relocated as Policy 17.9.4.</p> <p>Note for future Regional modification: Policies 17.9.3 and 17.9.4 should be renumbered as 17.9.2 c) and 17.9.2 d).</p>
Part E: Rural System	Chapter 17: Agricultural and Rural Lands	17.11.3 a), b) and d)	<p>Re: Policy 17.11.3 a) iv) - The Caledon Plan policies 3.1.2 a) and 17.0 state that the Rural System is comprised of rural areas and Prime Agricultural Areas. However, Caledon Plan policy 17.11 a) iv) references 'agricultural areas'. The policy should be revised. Also, to be consistent to the policies of Section 17, should 'adverse effect' be used instead of 'impact', as the Plan has used and defined adverse effect. The policy is also silent on the adverse effects to the Agricultural System.</p> <p>'17.11.3 a) iv) address impacts adverse effects to Agricultural System, the Prime Agricultural Areas and Rural Lands;'</p> <p>Re: Policy 17.11.3 b) v) – Revise – 'v) ensuring adequate separation distance,, including minimum distance separation, where applicable; application, and,'</p> <p>Re: Policy 17.11.3 d) – Revise – 'd) An agricultural impact assessment, prepared in accordance with Provincial and Municipal guidelines, may be required.' (Comments ROP 322 and 324)</p>	Addressed
Part E: Rural System	Chapter 18: Villages and Hamlets	18.4.4 b)	<p>Clarify - Should reference also be given to 'adverse effects' in addition to negative impacts, based on the glossary definition of the difference between these two terms. Or is only reference to 'adverse effects' required based on the policies listed under 18.4.4 b).</p> <p>'b) Development in Rural Commercial Areas will be compatible with adjacent low rise residential uses, and mitigate adverse effects and negative impacts, noise, through the design and implementation of:'</p>	Addressed. Additional text added, but reference to noise is retained for consistency with other policies in Part E and in recognition of public feedback.

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Part F: Urban System	Strategic Growth Areas	N/A	Could not find the comprehensive planning for Strategic Growth Areas policies (ROP 5.6.17.9) in the Town OP – particularly interested in satisfying ROP 5.6.17.9 subclause d) which relates to phasing plans and subclause and e) which pertains to land use compatibility. (Comment ROP 120)	All lands in the urban system are required to undergo secondary planning, and potentially tertiary planning. Chapter 21, Planning the Urban System, and Chapter 22, New Community Areas (Urban Centres) provide guidance.
Part F: Urban System	Chapter 21: Planning the Urban System	21.1.1 a) ii)	Policy 21.1.1 a) ii) - Recommend deleting and replacing "...to protect restore and enhance natural features and areas <u>heritage system</u> and water resource system features and areas and provide parks, open spaces, and stormwater management; and," <u>to be consistent with the policies of Part D Environment and Open Space System and the policy direction in the PPS and Region of Peel Official Plan.</u> " (Comment ROP 331)	A Regional modification to this policy may be required.
Part F: Urban System	Chapter 21: Planning the Urban System	21.1.7	What would constitute a secondary plan being "sufficiently advanced"? Will Town staff seek input from agencies on whether a development application can be advanced?	Sufficiently advanced is intended to be at the discretion of the Chief Planner, in his/her professional opinion that, for example, relevant technical review matters have been addressed and issues resolved.
Part F: Urban System	Chapter 21: Planning the Urban System	21.3	RPOP policy needs to be included "5.6.20.14.15 Permit approval of secondary plans by local municipalities within the 2051 New Urban Area to proceed only in accordance with staging and sequencing plans to the satisfaction of the Region."	Policy 21.3.7 has been revised.
Part F: Urban System	Chapter 21: Planning the Urban System	21.3.6 h)	Clarify - Does the Town mean 'adverse effects'? 'h) policies that provide for the orderly transition from agriculture and related uses that enable agricultural uses to continue for as long as practical and mitigate and/or minimize <u>adverse effects</u> impacts ;	Policy revised.
Part F: Urban System	Chapter 21: Planning the Urban System	21.3.6 j)	Revise - To be consistent with other policies of the Caledon Plan and ROP, the following revision is suggested. "j) policies on how the Natural Environment System within the secondary plan area is to be protected, <u>restored</u> and potentially or, where possible, enhanced;	Policy revised.
Part F: Urban System	Chapter 21: Planning the Urban System	21.4	Could add " <u>policies and vision</u> "	Policy revised.

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Part F: Urban System	Chapter 21: Planning the Urban System	21.4.3	add "implementation of the recommendations of subwatershed studies on a sub area basis", "layout of the transportation system" - 21.4.3 e) modify "land needs for future enhancement or expansion to transit corridors and station infrastructure",	Policy revised.
Part F: Urban System	Chapter 21: Planning the Urban System	21.4.3 a)	Revise - To be consistent and give reference back to the Natural Features and Areas designation in Plan section 13.3, the following revision is suggested. ' a) delineation, protection and enhancement of <u>Natural Features and Areas</u> , including linkages;'	Policy revised.
Part F: Urban System	Chapter 21: Planning the Urban System	21.4.6	"The Town may prepare, or require the preparation of, a tertiary plan to provide detailed direction for a defined area where one or more of the following elements from Schedule B1, Town Structure, is to be implemented, particularly in urban areas planned for intensification..." How is it decided whether Caledon or an applicant prepares the tertiary plan?	The policies have been updated. A secondary plan will indicate where a tertiary plan would be required.
Part F: Urban System	Chapter 22: Community Areas	22.3.2 a)	"Lands within the Caledon GO major transit station area will be used primarily for residential purposes. Supporting commercial, institutional and open space uses are also permitted. A wide range of dwelling unit types are permitted, except for single detached and semi-detached dwellings." A broad range of uses should be permitted within this Primary MTSA in keeping with RPOP policy 5.6.19.10 c. This would also be more in keeping with the objective for Urban Centres set out by draft COP policy 22.3.1 a) ("permit a broad range of uses and intense forms of residential, office and commercial development to support the development of complete communities;".	The Urban Centre policies have been revised. Refer to Policy 22.3.2 a). Note: The majority of the Caledon GO MTSA is subject to the proposed Caledon Station Secondary Plan, appealed to the OLT, and subject to settlement discussions, which the Region is party to.
Part F: Urban System	Chapter 22: Community Areas	22.3.3 d)	"Any other future primary major transit station area will be delineated through <u>a Regionally initiated amendment to the Region of Peel Official Plan in accordance with Section 16(16) of the Planning Act study</u> , which will also recommend a minimum planned density. <u>The Town shall undertake comprehensive planning for future primary major transit station areas to address the study requirements established by Regional policies.</u> " The changes above are needed to reflect RPOP policy 5.6.19.10 and 5.6.19.17. (Comment ROP 123)	Policy revised.

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Part F: Urban System	Chapter 22: Community Areas	22.3.4 b)	<p>"b) Surface parking lots will be limited in area with at least 80 percent of the required parking planned to be provided in underground or above-ground structures. Existing surface parking lots that do not meet major transit station area objectives will be encouraged to redevelop. Prior to the build out of the Caledon GO major transit station area, temporary surface parking may be utilized."</p> <p>The addition above is needed to reflect RPOP policy 5.6.19.14. This policy could also be added in elsewhere in the draft Official Plan.</p>	Policy revised.
Part F: Urban System	Chapter 22: Community Areas	22.3.4 f)	<p>To address RPOP policy 5.6.19.10 d) for the Caledon GO Primary MTSA, please include more detail regarding the character of this station area.</p> <p>Please also add a criterion around addressing land use compatibility to draft policy 22.3.4 f), as per RPOP policy 5.6.19.10 h). (Comment ROP A063)</p>	The character of the MTSA is described in the introduction and objectives. Added a subsection g) to Policy 22.3.4 g) to address RPOP Policy 5.6.19.10 h).
Part F: Urban System	Chapter 22: Community Areas	22.3.4 h)	<p>Please include a policy that speaks RPOP 5.6.19.12 around the status of transit infrastructure when planning for MTSA's. This consideration could be added to the criteria outlined in draft policies 22.3.4 h) and 22.4.4 m). (Comment ROP A065)</p>	Added to Policy 22.3.4 i) (formerly h)) and Policy 22.4.4 m).
Part F: Urban System	Chapter 22: Community Areas	22.4	<p>References to the Mayfield West Planned MTSA study have been removed.</p> <p>We continue to encourage the inclusion of language from RPOP policy 5.6.19.16 around working jointly with Peel Region and the Province to monitor the status of transit infrastructure, land use changes, and strategic considerations to consider reclassifying Planned MTSA's as Primary or Secondary MTSA's. (Comment ROP A067)</p>	Language based on RPOP Policy 5.6.19.16 has been added to the beginning of Section 22.4, Neighbourhood Centre Designation, because that is where it seemed to fit best.

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Part F: Urban System	Chapter 22: Community Areas	22.4.3 a) & b)	<p>"a) Buildings as high as 12 storeys may be permitted. Lower building heights and/or greater setbacks and stepbacks will be required adjacent to existing and planned low rise neighbourhoods.</p> <p>b)The planned minimum density on the lands within the Mayfield West major transit station area is 100 people and jobs combined per gross hectare. Given the time it will take for this area to be fully built out, the planned minimum density may not be achieved until beyond the planning period established by this Plan."</p> <p>RPOP policy 5.6.19.17 Planned Major Transit Station Areas shall only be delineated as a Primary or Secondary Major Transit Station Area through a Regionally initiated Official Plan Amendment in accordance with Section 16(16) of the <i>Planning Act</i>. HUB-2 Mayfield West is identified as a Planned MTSA by Table 5 – a minimum density has not yet been established.</p>	<p>Section 2.4, Neighbourhood Centre Designation, and references to the Mayfield West Planned MTSA, have been updated.</p> <p>Note: The Mayfield West Secondary Plan in the 1978 Official Plan, as amended, will continue to apply (see Part A, Section 1.2, of the draft Future Caledon OP).</p>
Part F: Urban System	Chapter 22: Community Areas	22.4.4 b)	<p>"Surface parking lots for mixed use buildings within the Mayfield West major transit station area will be limited in area with at least 80 percent of the required parking planned to be provided in underground or above-ground structures. Existing surface parking lots that do not meet major transit station area objectives will be encouraged to redevelop. Prior to the build out of the Mayfield West major transit station area, temporary surface parking may be utilized. Existing surface parking lots within the Caledon GO major transit station area will be encouraged to redevelop."</p> <p>The addition above is needed to reflect RPOP policy 5.6.19.14. This policy could also be added in elsewhere in the draft Official Plan.</p>	Policy revised.
Part F: Urban System	Chapter 22: Community Areas	Additional Policy	Please add a policy which speaks to supporting growth and improving multi-modal access and connectivity on lands within delineated Major Transit Station Areas that have limited redevelopment potential, as per RPOP policy 5.6.19.13.	<p>Wording based on RPOP Policy 5.6.19.13 has been added as Policy 22.3.4 j).</p> <p>However, clarification is requested as to what "supporting growth" on lands with limited development potential in the MTSA would mean.</p>

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Part F: Urban System	Chapter 22: Community Areas	Additional Policy	We encourage the Town to add transition policies to navigate the implementation of the new MTSA policies - i.e., policies to address the time period between the approval of the new Caledon Official Plan and the introduction of the updated zoning by-law.	<p>Policy 22.2.2 addresses permitted uses in New Community Areas prior to secondary plan approval. As noted elsewhere, the majority of the Caledon GO MTSA would be subject to the proposed Caledon Station Secondary Plan.</p> <p>The Dry Industrial portion of the MTSA will remain subject to the 1978 Official Plan. It is also part of the potential Regional Employment Area conversion (ROPA) at the intersection of King St. and Humber Station Rd (local Dry Industrial designation).</p> <p>In the case of the Mayfield West Planned MTSA, as noted elsewhere, the MTSA has yet to be delineated and the Mayfield West Secondary Plan in the 1978 Official Plan would continue to apply (i.e., until it is reviewed and incorporated into Future Caledon through a future phase of the OP Review). In both cases, the Regional OP MTSA objective/policies would apply.</p>

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Part F: Urban System	Chapter 23: Employment Areas	N/A	Does Caledon intend to keep the lands designated Employment Area in the Bolton GO MTSA as employment? The MTSA is subject to RPOP 5.8.36 which allows the integration of non-employment uses subject to meeting the policy criteria. The lands in question are currently designated 'dry industrial' in the in-effect Schedule C - Bolton Land Use. (Comment ROP 192)	No change. The "Dry Industrial" lands within and adjacent to the Bolton GO Primary MTSA (known as the Caledon GO Primary MTSA in Future Caledon) would remain subject to the 1978 Official Plan and will potentially be converted to non-employment uses through a ROPA (active file). An analysis that supported this change was done as part of the Caledon MTSA Study, and previously provided to the Region. There may be an opportunity to implement RPOP Policies 5.8.36-37 (for the Dry Industrial lands within the Bolton GO Primary MTSA) through the ongoing Bolton Secondary Plans Review, based on the analysis conducted through the Caledon MTSA Study.
Part F: Urban System	Chapter 23: Employment Areas	23.1.8	Minor housekeeping edit required: 'Employment Areas will be developed in accordance with the Town's Growth Management and Phasing Plan, and the provision of Regional services such as water, wastewater, and transportation, and based on availability of servicing capacity and budget allocation.' (Comment ROP 187)	Addressed
Part F: Urban System	Chapter 23: Employment Areas	23.3.2	Policy is part of 23.3.1 (RPOP 5.8.34). Should be merged with 23.3.1 or rewritten to read: <u>Notwithstanding Policy 23.3.1</u> , For the purposes of this policy , major retail, residential and non-ancillary uses are not considered employment uses unless already permitted by a designation identified in the employment area of the Town's Official Plan.	This clause was accidentally numbered. It is now showing as part of Policy 23.3.1.

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Part G: Implementation	Chapter 24: Official Plan Amendments	24.1.3	Conformity - The policy removes reference to the need for settlement area boundary expansions to be considered as part of a municipal comprehensive review. This is not in conformity to PPS policy 1.1.3.8.	Policy 24.1.3 is in conformity. It directs the reader to the relevant policies in Part B, Section 4.5, Settlement Area Boundary Expansions, of the Plan, which clearly state that a settlement area boundary expansion may only occur through a municipal comprehensive review.
Part G: Implementation	Chapter 24: Official Plan Amendment	24.3.2	<p>"Each secondary plan will be based on the following studies prepared to the satisfaction of the Town in accordance with all applicable terms of reference..."</p> <p>The studies outlined in this policy should further align with RPOP policy 5.6.20.14.17 (page 152) - i.e., include an aggregate resource impact assessment within any High Potential Mineral Aggregate Resource Areas (HPMARA) and on adjacent lands to HPMARA. (Comment ROP 109)</p>	Policies revised to address missing pieces from RPOP policy 5.6.20.14.17.
Part G: Implementation	Chapter 24: Official Plan Amendment	24.3.2	Modify 24.3.2 'phasing plan policy' by adding reference to master plans "in accordance with Regional requirements, and approved master plans , including the feasibility and capacity of public infrastructure required for development' (Comment ROP 130)	Policy revised.

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Part G: Implementation	Chapter 24: Official Plan Amendment	24.3.2 b)	<p>Revise - As these policies are directed to mitigate the adverse effects of the secondary plan area on the Agricultural System (PAA, Rural Lands and agri-food network) that abuts or is adjacent to the proposed secondary plan area, the following revisions are needed to remove reference to the assessment of adverse effects and mitigation being dependent on the perceived future development potential of lands outside of the approved urban/settlement boundary.</p> <p>'24.3.2.b) an agricultural impact assessment, <u>in accordance with terms of reference prepared to the satisfaction of the Town and Region</u>, if the secondary plan area abuts or is adjacent to agricultural areas outside the settlement area, which includes:'</p> <p>'24.3.2.b ii) recommendations on how to avoid, minimize and/or mitigate <u>adverse effects</u> impacts, with such recommendations considering the potential for such lands to be urbanized in the future;</p> <p>'24.3.2.b iii) recommendations to minimize impacts to adjacent agricultural operations outside the settlement area including <u>edge-planning policies and</u> measures such as locating compatible/less sensitive land uses, buffering and landscaping, <u>to minimize and/or mitigate adverse impacts to the adjacent Agricultural System;</u> with such recommendations considering the potential for such lands to be urbanized in the future;</p> <p>'24.3.2.b iv) policies to provide for an orderly transition from agriculture <u>within the secondary plan area</u>, allowing such uses to continue for as long as practical, provided such uses do not compromise the achievement of other complete community planning objectives; and,'</p> <p>'24.3.2.b v) <u>identification and mapping of any required Provincial minimum distance separation formulae setbacks that extend into the secondary plan with policies to prohibit development within the setback and to remove setback restrictions if and when the livestock facilities are removed;</u> v) recommendations to avoid, minimize and mitigate adverse impacts of development on existing mineral aggregate operations; (Comment ROP 334)</p>	<p>Policy 24.3.2 has been revised to more closely align with RPOP policy 5.6.20.14.17 as requested in another comment. It is noted that the beginning of Policy 24.3.2 already mentioned applicable terms of reference. The revisions requested here have been incorporated into the revised policies.</p> <p>See below.</p>

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Part G: Implementation	Chapter 24: Official Plan Amendment	24.3.2 N/A	Add – “24.3.2 XX) on lands adjacent to High Potential Mineral Aggregate Resources Areas, an aggregate resource impact assessment in accordance with terms of reference prepared to the satisfaction of the Region and Town, and addressing the following: i) an assessment of whether proposed development would preclude or hinder access to mineral aggregate resources; ii) if applicable, a detailed evaluation of potential impacts of development on future potential aggregate operations; and iii) recommendations to avoid, minimize and mitigate adverse impacts of development on potential future aggregate operations.” (Comment ROP 334)	See above. The requirement for the aggregate resource impact assessment has also been added to Policy 24.3.2.
Part G: Implementation	Chapter 24: Official Plan Amendment	24.4.3 (see 21.4.2)	Re: former block plan policies - Revised wording could be adding at the end: "Block plan approval shall take place before approval of any of the applications." (Comment ROP 131)	Please review the updated secondary and tertiary planning policies in Chapter 21, Planning the Urban System, particularly Policy 21.4.2.
Part G: Implementation	Chapter 27: Development Application Requirements	27.2.2	Thank you for the response to my comments. One point I thought I would further elaborate on is regarding my earlier comments to have the local Official Plan align and meet the objectives of the approved Healthy Development Framework. Specifically, there should be consideration for: -A policy outlining that this health assessment should be completed to the satisfaction of the local municipality, with results reported to council. We recommend the following revision: Revision: Policy Section 27.2.2 -A health assessment as in alignment with Peel Public Health's Healthy Development Framework (HDF), with the results reported to Council.	Policy 27.2.2 has been revised, and similar wording has been added to Policy 24.3.2 f).
Part G: Implementation	Chapter 27: Development Application Requirements	27.3.2	Re: former Evaluation Criteria section - Recommended to add to the list 'conformity with Town and Regional master plans' and 'the capacity and planned delivery of infrastructure, including water and wastewater servicing, and roads, transportation facilities and public transit' – suggestion borrows wording from Town Policy 25.3.4 (Comment ROP 128)	The deleted Evaluation Criteria section was not required. The Regional requirements are addressed by other policies throughout the Plan (e.g., 21.1.9, 21.3.2 c), 21.4.3 p) and s), 24.3.2 f)). Development proposals will be evaluated based on the policies of the RPOP, Future Caledon, Provincial plans, etc.

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Part G: Implementation	Chapter 31: Glossary	Affordable residential unit	No concerns regarding the definition. However, it does not seem to be referenced within the main body of the Plan. Could instances of "affordable housing" be replaced with "affordable residential unit" where appropriate?	Changed definition to affordable housing
Mapping: Schedules	Urban Boundary	Schedules B1 and B2	<p>Boundaries of the Urban Area/ Urban Boundary shown on several schedules do not align with the Urban System shown on RPOP Schedule E-1. This is primarily along the GTAW corridor in the 2051 New Urban Area. There is also a small misalignment north of King Street, between The Gore Road and Centreville Creek Road.</p> <p>Due to Bill 162, the Urban System may need to be extended in the area north of Healey Road to align with the boundaries of the Urban System after provincial modification of the RPOP in November 2022. See provided maps 01, 02, and 03.</p>	Regional Urban Boundary matches Peel along highway preferred route except for Brampton-Caledon Airport, Campbell's Cross, Victoria, and Wildfield
Mapping: Schedules	2051 New Urban Area	Schedule B2	<p>Boundaries of the 2051 New Urban Area shown on Future Caledon Schedule B2 do not align with the boundaries shown on RPOP Schedule E-1. This is seen along the GTAW corridor. The Brampton-Caledon Airport, Victoria, Campbell's Cross, and a small piece of land near Emil Kolb Parkway and King Street are identified as 2051 New Urban Areas on Future Caledon Schedule B2; these areas are not identified as 2051 New Urban Areas on RPOP Schedule E-1.</p> <p>Due to Bill 162, the 2051 New Urban Area may need to be extended in the area north of Healey Road to align with the boundaries of the 2051 New Urban Area after provincial modification of the RPOP in November 2022. See provided maps 04, 05, & 06.</p>	Regional Urban Boundary is same as Schedule E4 Regional Urban Boundary except for Brampton-Caledon Airport, Campbell's Cross, Victoria, and Wildfield.
Mapping: Schedules	BUPA	Schedule B2	The BUPA on Future Caledon Schedule B2 extends outside of the municipal boundary. See provided map 07.	Addressed
Mapping: Schedules	Designated Greenfield Area	Schedule B2	<p>The boundaries of the DGA shown on Future Caledon Schedule B2 do not align with the boundaries of the DGA shown on RPOP Schedule E-3. This is primarily along the GTAW corridor. This is also seen in Caledon East, in the north and southeast.</p> <p>Due to Bill 162, the DGA may need to be extended in the area north of Healey Road to align with the boundaries of the DGA after provincial modification of the RPOP in November 2022. See provided maps 08, 09, & 10.</p>	The highway alignment has been addressed. Alignments made to match the approved surveyed subdivision plan Triple crown, no change

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Mapping: Schedules	Future Strategic Employment Reserve	Schedule B2	<p>The extent of the Future Strategic Employment Reserve near Sandhill is greater than what is shown on RPOP Schedule E-4.</p> <p>Due to Bill 162, the Future Strategic Employment Reserve may have to be modified to remove lands that will be brought back into the urban system. See provided map 13.</p>	Bill 162 not in effect. No change.
Mapping: Schedules	Land Use Designations	Schedule B3a	Conformity - Oak Ridges Moraine Conservation Plan area boundary along the Grange Sideroad and Centreville Creek Sideroad, do not seem to align with Provincial Plan mapping (Town shapefile feature class "boundary ORM").	<p>Further review shows the NEC Plan and the ORM Plan Boundaries are still misaligned at the provincial level, when downloading from Geohub. The Greenbelt Designations of NEC and ORM are aligned to the NEC, but the actual plan boundaries are misaligned. The scale of the mapping error is minor in this location. Province should update the GIS boundaries.</p> <p>No change. Scale of mapping error on PDF is minor. Would like to keep the actual alignment of the provincial GIS.</p>
Mapping: Schedules	Urban Boundary	Schedule B4	There continues to be misalignment between the mapping done by Peel and Caledon of the Urban Regional Boundary, the DGA, and the BUPA around Caledon East, not just adjacent to Triple Crown. This is shown on Map 10: DGA at Caledon East. (Comment ROP A025)	Addressed
Mapping: Schedules	Urban Boundary	Schedule B4	There continues to be slight misalignment (about 5m) of the Urban Boundary shown in RPOP Schedules E-1/E-3 and the extent of the New Community Area in Caledon's feature class "Caledon_LandUseDesignations" in this location. (Comment ROP A026)	Addressed
Mapping: Schedules	Urban Boundary	Schedule B4	Differences between the urban boundary shown on Peel's Schedule E3 (layer: ScheduleE3_RegionalUrbanBoundary_Line) and the boundaries of Victoria and Campbell's Cross shown on layer B4_SeeScheduleEforLandUse. This minor discrepancy is a result of Peel changing from using ROW centreline for the boundary to using parcel fabric in one location. Caledon uses the ROW centreline for the entire boundary. (Comment ROP A027)	No change. The boundary should be in the middle of King St. unless there is a reason the urban boundary was pushed to the north side of King Street.

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Mapping: Schedules	Extractive Industrial & Natural Features and Areas	Schedule B4	<p>Review the proposed boundaries of all Extractive Industrial designations to ensure they correctly depict the areas currently designated in the Town of Caledon Official Plan and reflect the designation of protected natural features and areas (formerly EPA) that have been established through approved ARA site plans or provide justification for the designation boundaries shown on Schedule B4 if they have been recently amended by the Town. Confirmation and/or justification of the following changes is requested, and should be considered in the mapping of the Town's Natural Environment System, where applicable:</p> <ol style="list-style-type: none"> 1) Changes removing Environmental Protection Area in the Extractive Industrial designations north of Terra Cotta (Licenses 6552 and 6630) - The current limits of the Extractive Industrial designation were established from the approved ARA license site plan. 2) Changes removing Environmental Protection Area in the Extractive Industrial designations north of Charleston Side Road east of Porterfield (Licenses 608341 Lafarge Lawford Pit) - The current limits of the Extractive Industrial designation were established from the approved ARA license site plan. 3) Changes removing Environmental Protection Area in the Extractive Industrial designations north of Bush Street east of Winston Churchill (License 626172 Erin Pit Extension) - The current limits of the Extractive Industrial designation were established from the approved rezoning and ARA license site plan. 4) Changes removing Environmental Protection Area in the Extractive Industrial designation south of Old Church Rd east of Humber Station (Licence 6517) - The current limits of the Extractive Industrial designation were established from the approved ARA license site plan. 5) Removal of the Extractive Industrial designation south of Charleston Side Road at Winston Churchill (see map). 6) Redesignation of a portion of the Extractive Industrial designation east of McLaren Rd south of Charleston Side Rd to Rural Lands (License 6670) (see map). 7) Redesignation of a portion of the Extractive Industrial designation west of Hurontario south of Caledon Village to Rural Lands (License 6512). <p>Revisions refining the Natural Environment System/Natural Features and Areas designation on Schedule D4 [B4?] should be reflected on all schedules and figures that show this designation. (Comments ROP 358 and A017)</p>	All existing Extractive Industrial designations have been carried forward with any existing Environmental Protection Area (EPA) designation on them now shown as a Natural Features and Areas (NFA) designation or a Supporting Features and Areas (SFA) overlay designation, based on criteria.
Mapping: Schedules	Villages and Hamlets	Schedule B4	The attribute data in the layer Caledon Schedule B4 LandUse has 7 polygons with the LandUse 'Villages and Hamlets'. These appear to be an artifact from earlier mapping. (Comment ROP A022)	Addressed

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Mapping: Schedules	Rural Settlement Area Boundaries	Schedule B4	Inglewood - boundaries on Caledon's proposed Schedule B4 (layer: B4_SecondaryPlanAreas) are not consistent with the boundaries on Peel's Schedule E3 (layer: Schedule_E3_GrowthPlanPolicyAreas) (Comment ROP A028)	Although minor adjustments have been made to align with parcel boundaries, the layer Peel is referring to for Inglewood is wrong in the southwest corner. The Town's mapping is correct. No change.
Mapping: Schedules	Prime Agricultural Area	Schedules B4 and E1	Based on the change of Provincial modifications to Regional Official Plan, the Prime Agricultural Area will need to be updated to include Prime Agricultural Areas that are to be reinstated.	No change. Bill 162 not in effect. Those areas are currently shown as Prime Agricultural Area. Bill 162 would make them New Urban Area.
Mapping: Schedules	Prime Agricultural Area	Schedules B4 and E1	Based on the reversal of Provincial modifications to the Regional Official Plan, the Prime Agricultural Area will need to be updated to include Prime Agricultural Areas that have been reversed by Bill 150. This mapping should be translated across the Schedules and Figures.	Until Bill 162 is passed, these 'fingers' remain Prime Agricultural Area
Mapping: Schedules	Prime Agricultural Area	Schedules B4 and E2	Conformity - The mapping of the Prime Agricultural Area in Northwest Caledon does not conform to the Regional Official Plan Schedule D-1.	The Rural System shows the Provincial prime agricultural areas, aside from the ARA licensed boundary correction to Erin Pit Expansion. No change.
Mapping: Schedules	Bolton GO MTSA	Schedule C1	Confirming that the shapefile used for the Bolton MTSA was based on what was sent from the Region as part of the approved RPOP. Please provide all mapping shapefiles so they can be compared to RPOP. (Comment ROP A037)	Any minor difference cannot be seen on the PDF. The feature class will be updated to ensure that mapping of the MTSA shows accurate boundaries.
Mapping: Schedules	Urban Boundary and Urban Area	Schedule C2	There are significant differences between the Urban System shown on RPOP Schedules and COP Schedules. These are addressed in comments from this round of OP review and are shown in Maps 1-3. This is largely from Caledon mapping the GTAW corridor differently than Peel. (Comments ROP A039 and A040)	Addressed
Mapping: Schedules	Urban Boundary	Schedule C2	There are differences between the urban boundary around Caledon East and the urban boundary shown in the ROP Schedule E3 (layer: ScheduleE3_RegionalUrbanBoundary_Line) Caledon may have provided Peel with updated mapping for Rural Settlement Areas in February 2022 which was not incorporated into RPOP Schedules. Needs further discussion. (Comment ROP A044)	No change. The Town's boundary is correct based on survey from Triple Crown. The intent was to align to survey boundary, but survey was georeferenced wrong a couple years ago during adjustment process.

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Mapping: Schedules	Rural Settlement Area Boundaries	Schedule C2	<p>The boundaries of the following hamlets are not aligned with the boundaries of Rural Settlement Areas on Peel's Schedule E3 (layer: Schedule_E3_GrowthPlanPA_ROPA30_20221121_New): Campbell's Cross, Cataract, Claude, Mono Road, Terra Cotta, Victoria, Wildfield.</p> <p>Caledon may have provided Peel with updated mapping for Rural Settlement Areas in February 2022 which was not incorporated into RPOP Schedules. Needs further discussion. (Comment ROP A038)</p>	No change
Mapping: Schedules	Rural Settlement Area Boundaries	Schedule C2	<p>The boundaries of the following villages are not aligned with the boundaries of Rural Settlement Areas on Peel's Schedule E3 (layer: Schedule_E3_GrowthPlanPA_ROPA30_20221121_New): Belfountain, Cheltenham, Inglewood, Mono Mills.</p> <p>Caledon may have provided Peel with updated mapping for Rural Settlement Areas in February 2022 which was not incorporated into RPOP Schedules. Needs further discussion. (Comment ROP A043)</p>	No change
Mapping: Schedules	Wellhead Protection Areas	Schedule D7	Conformity - Clean Water Act/Source Water Protection Plans: Schedule D7 does not include the aquifer vulnerability scores for the WHPA-Es. These should be included.	Addressed
Mapping: Schedules	Employment Areas	Schedule F1 (and Figures F2a and F2b)	<p>The boundaries of employment areas shown on Future Caledon schedules do not align with the employment areas shown on RPOP Schedule E-4 along the GTAW corridor.</p> <p>Due to Bill 162, the employment areas may need to be added in the area north of Healey Road to align with the employment areas shown on RPOP Schedule E-4 after provincial modification of the RPOP in November 2022. See provided maps 11, & 12.</p>	Bill 162 not in effect. Employment areas align with Highway except for Bill 162 Urban Area.
Mapping: Figures	Comparing Land Use with the Natural Environment System	Figure D11	Conservation Authority owned lands should be identified in the Features and Areas, where appropriate.	No change. Figure D11 is only addressing land uses of Prime Agricultural Area, Rural Lands and New Urban Area 2051.
Mapping: Figures	Preliminary Community Structure Plan	Figures F2a and F2b	Should this include police and paramedics?	Eventually existing and planned emergency services stations should be included. This Figure can be updated anytime.

Part	Chapter / Subject	Policy/Map Reference	Region of Peel Staff Comment	Town of Caledon Staff Response
Mapping: Figures	Preliminary Community Structure Plan	Figures F2a and F2b	Was consideration given for adding a second major northern east-west corridor	Any changes to the conceptual collector road network on the Plan schedules would be updated on this figure.
Mapping: Figures	Secondary Plan Areas	Figure F3	<p>Caledon should include the entirety of the Bolton GO MTSA within one secondary planning area.</p> <p>Due to Bill 162, Caledon may be required to include lands north of Healy Road in the Urban System. Caledon would need to include these areas within the Secondary Planning Areas.</p>	<p>As noted previously, the majority of the Bolton GO MTSA is already subject to the privately initiated Caledon Station Secondary Plan. Further, the remaining portions of the Bolton GO MTSA would remain subject to the 1978 Official Plan, are still designated Dry Industrial, and will potentially be converted to non-employment uses through a ROPA (active file). Our intention is to comprehensively plan as much of the area south of the Caledon Station Secondary Plan area as possible.</p> <p>The Future Caledon mapping will be updated when Bill 162 comes into effect.</p>

March 7, 2024

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**RE: Town of Caledon Official Plan Review
Peel Review of Draft Official Plan Policies and Schedules**

Dear Steve,

Region of Peel staff have reviewed the Town's final draft version of the February 2024 Caledon Official Plan. The Town's Official Plan is being updated in three phases, with this review consisting of the first phase. Please find attached the updated comment response matrix and new comments. These comments provide additional suggestions and points of clarification. Please be advised that additional response comments related to the schedules will be provided next week. These pending comments have been highlighted in the attached detailed comment matrix.

Please note that additional comments may follow under separate cover as Peel staff continue to work with Town staff on achieving conformity with the in-effect Region of Peel Official Plan (RPOP) in advance of adoption of the Plan.

Bill 150 and 162

Bill 162, the Get It Done Act, 2024, was introduced in the legislature on February 20 and, among other changes, proposes to reinstate modifications to official plans that were reversed through Bill 150 in December 2023. As of the date of this letter, Bill 162 is currently being debated and has not yet been passed.

The April 2022 RPOP is currently the in-effect Plan with nine modifications (3, 16-18, 21, 30 and 41-43) approved by the Province through Bill 150. The adopted April 2022 RPOP should be reviewed alongside modifications maintained through Bill 150. Bill 162, if passed, would reinstate eighteen modifications (1, 5, 19, 22-26, 28, 31-35 and 37-40), resulting in a total of 27 modifications to the April 2022 RPOP. As such, there may be additional considerations in the future as we work towards conformity with RPOP in the current context, while awaiting further direction on Bill 162.

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Concluding Remarks

Peel staff recognize that there may be a variety of options available to address Peel's comments beyond specific suggestions provided to improve the Plan.

While many items have been addressed, there remain a few matters of conformity that must be addressed. For instance, the Town's growth management phasing policies should align more closely with those in the RPOP. In addition, mapping adjustments are also requested to better align with RPOP schedules, such as with the new RPOP urban area boundary.

In certain cases, where appropriate, additional feedback from Town staff is welcomed to address Peel comments with a view towards satisfying the intent of Peel's comments. Peel staff are available to discuss clarifications where necessary.

Peel staff continue to support Caledon's Official Plan review and are committed to moving the Plan forward. Upon being adopted by Town Council and deemed complete by Peel, the Plan will be subject to review of the Ministry of Municipal Affairs and Housing prior to seeking approval from Regional Council.

If you have any questions regarding the above matter, please do not hesitate to contact me.

Sincerely,



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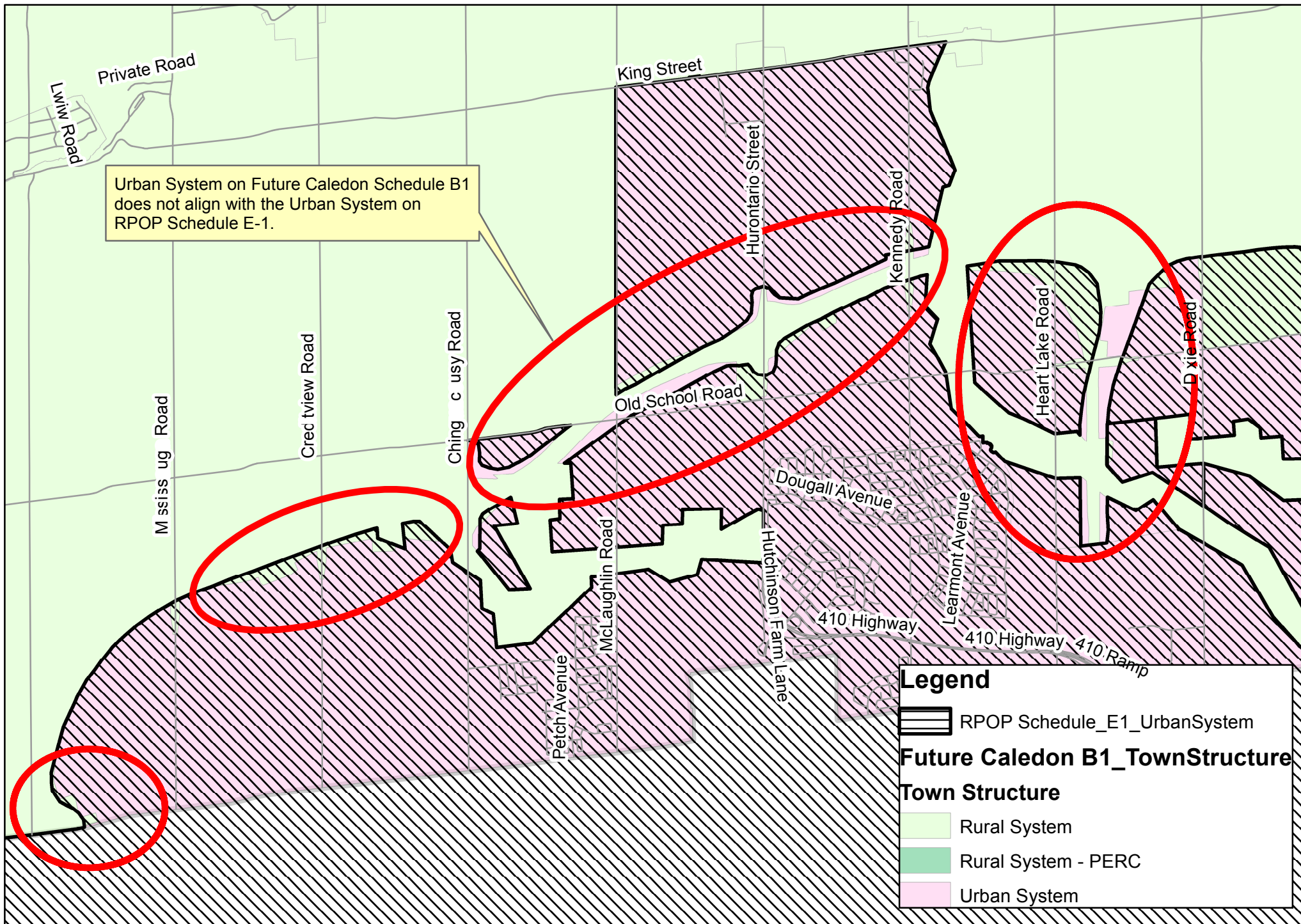
Appendix 1: Detailed Comments

Public Works

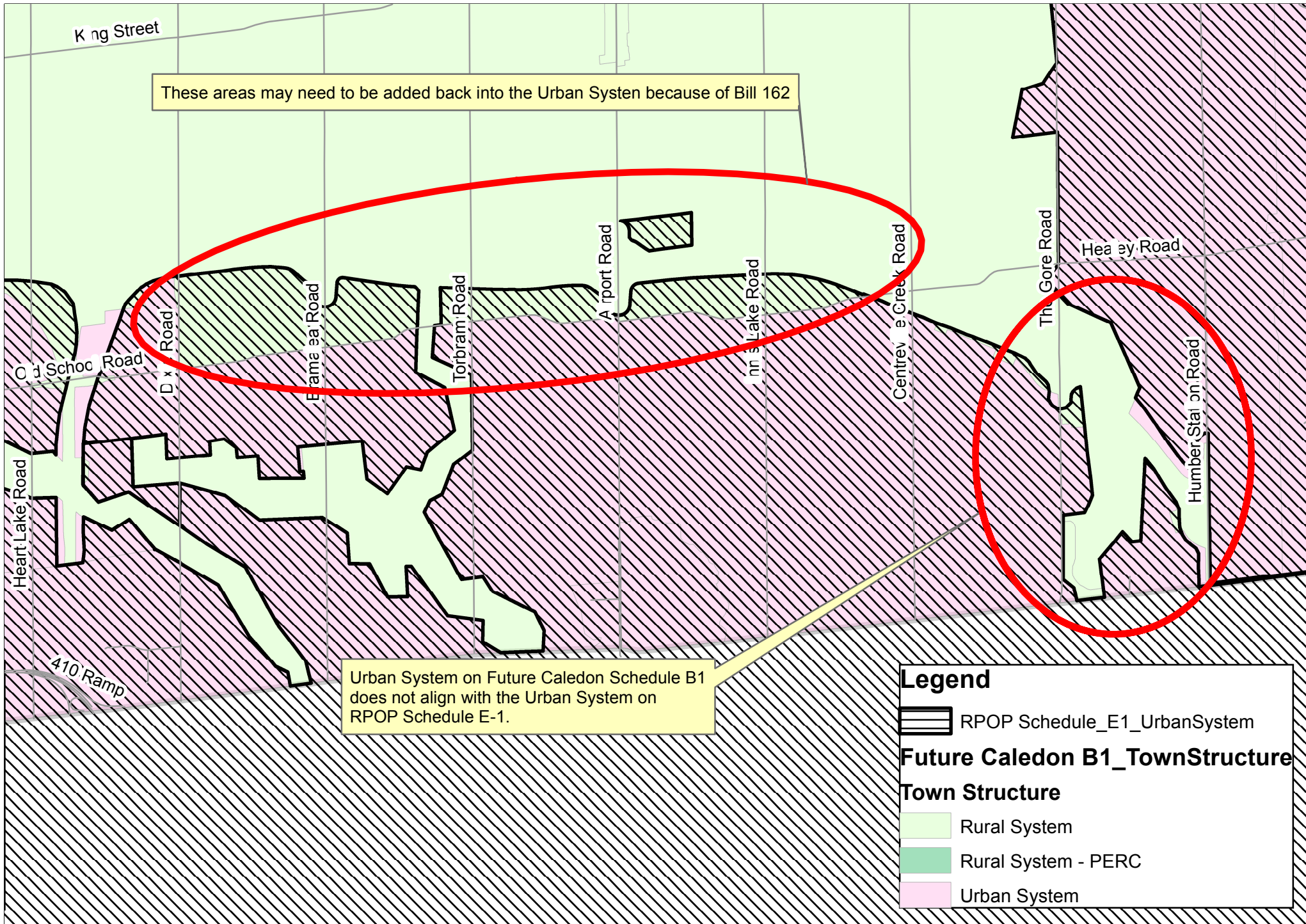
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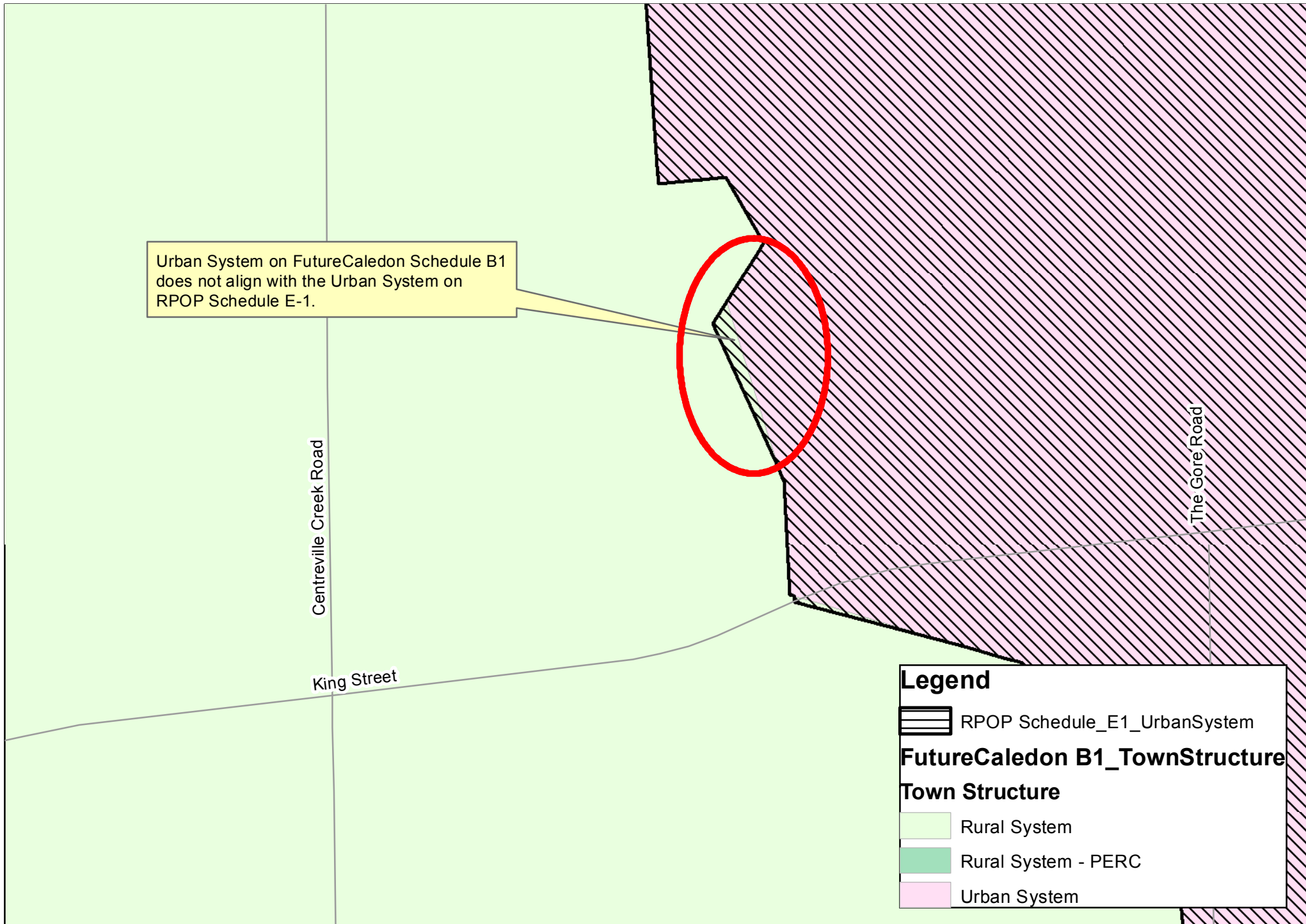
Map 01: Urban System West of Dixie



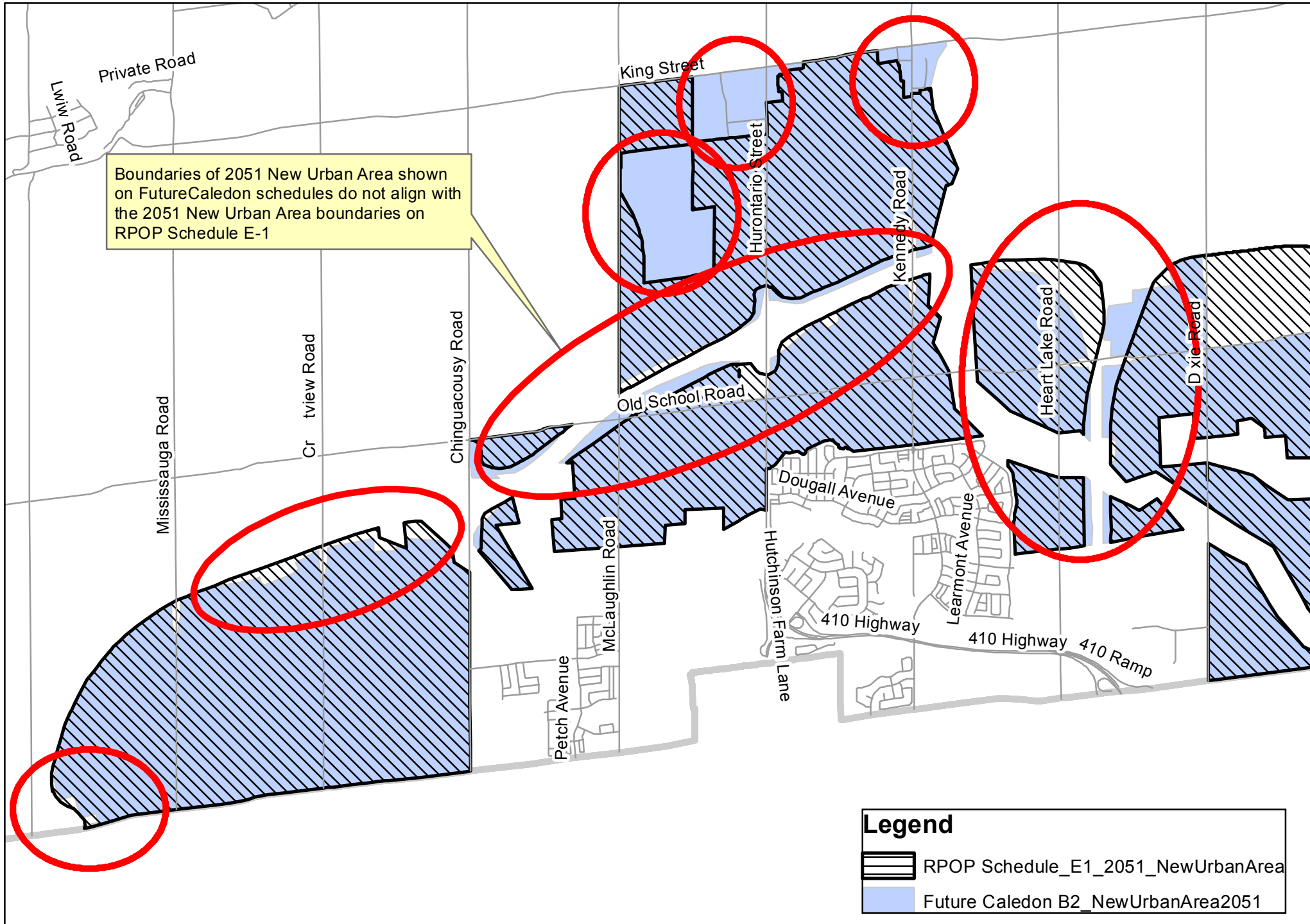
Map 02: Urban System East of Dixie



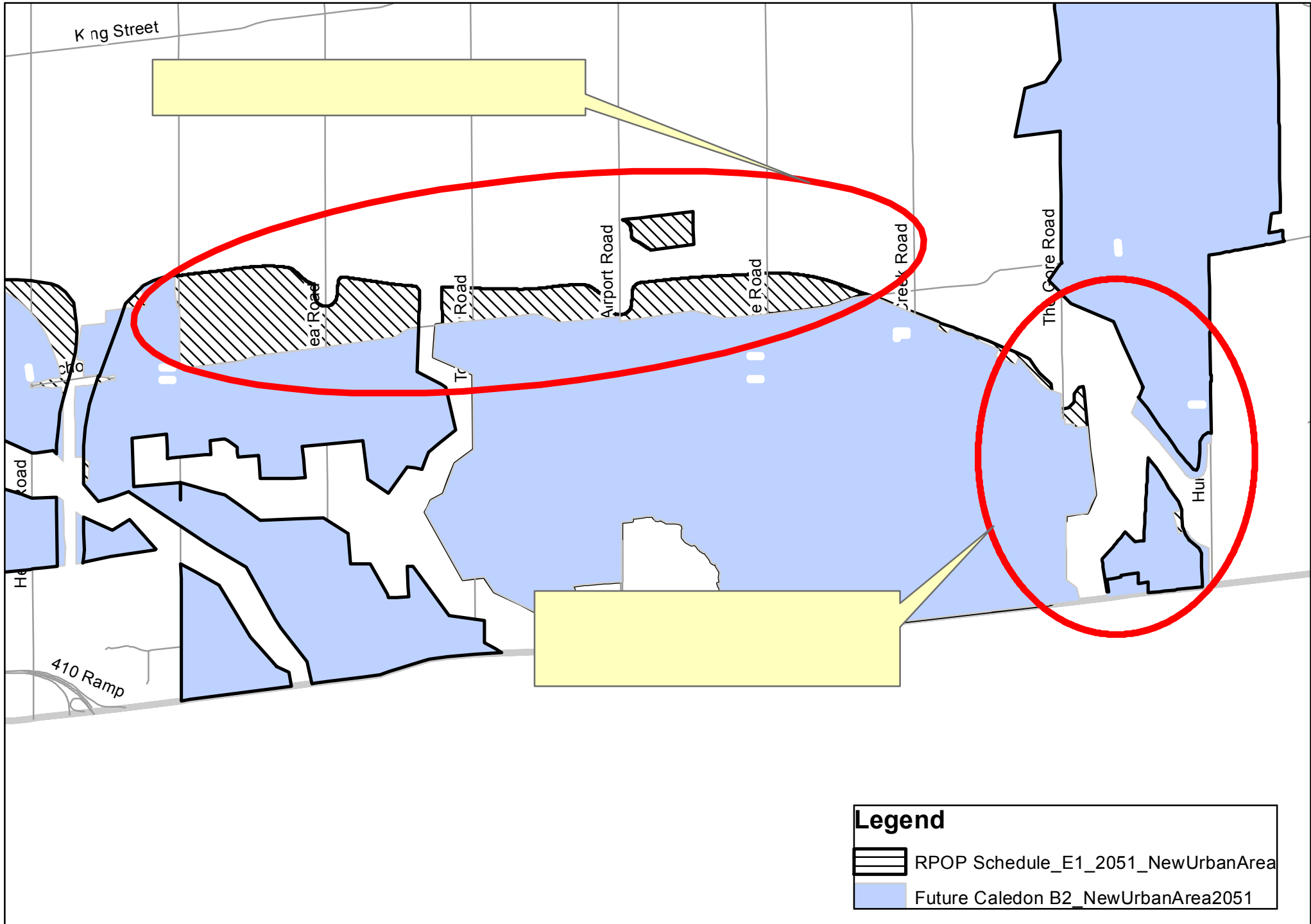
Map 03: Urban System North of King



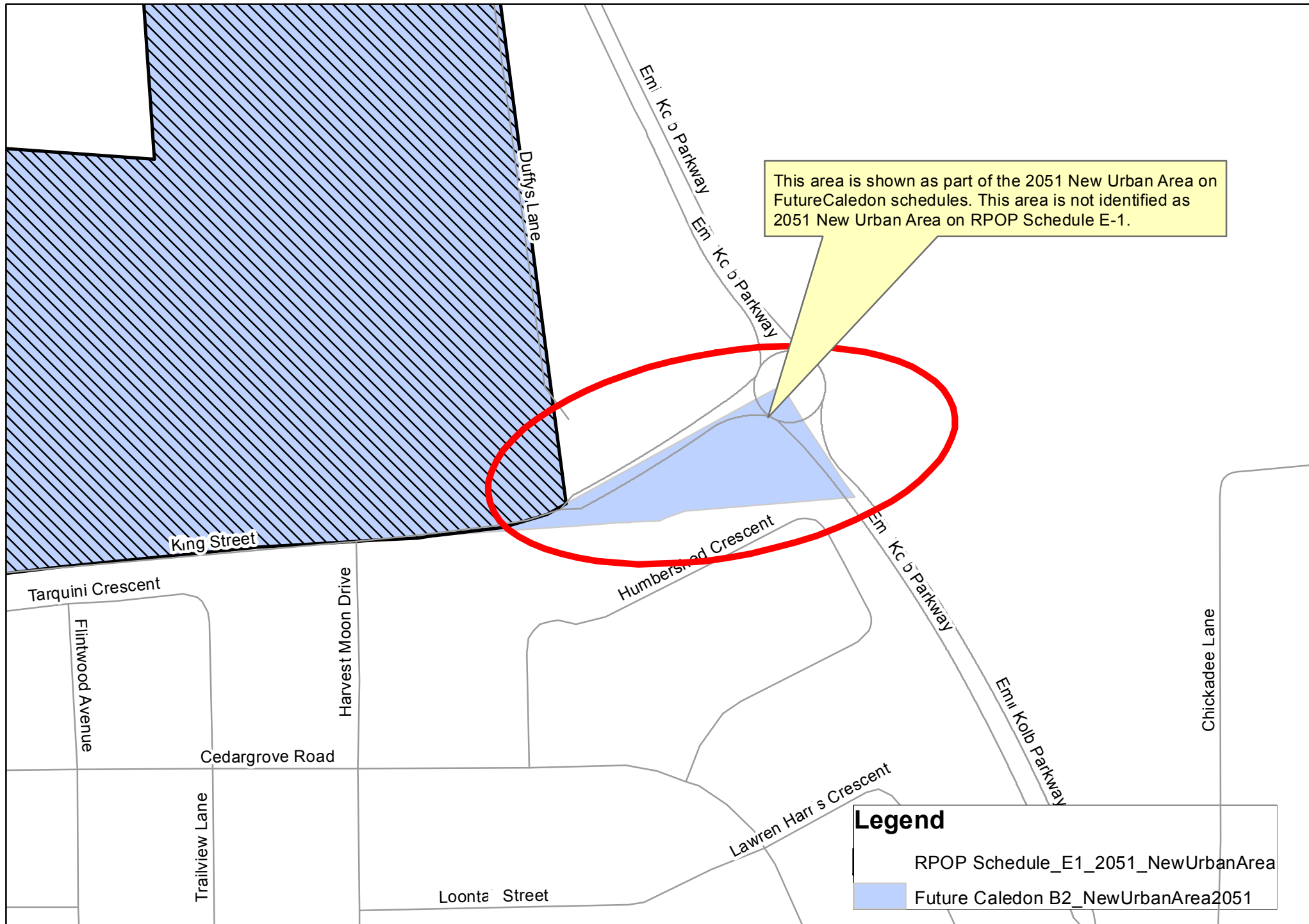
Map 04: 2051 New Urban Area West of Dixie



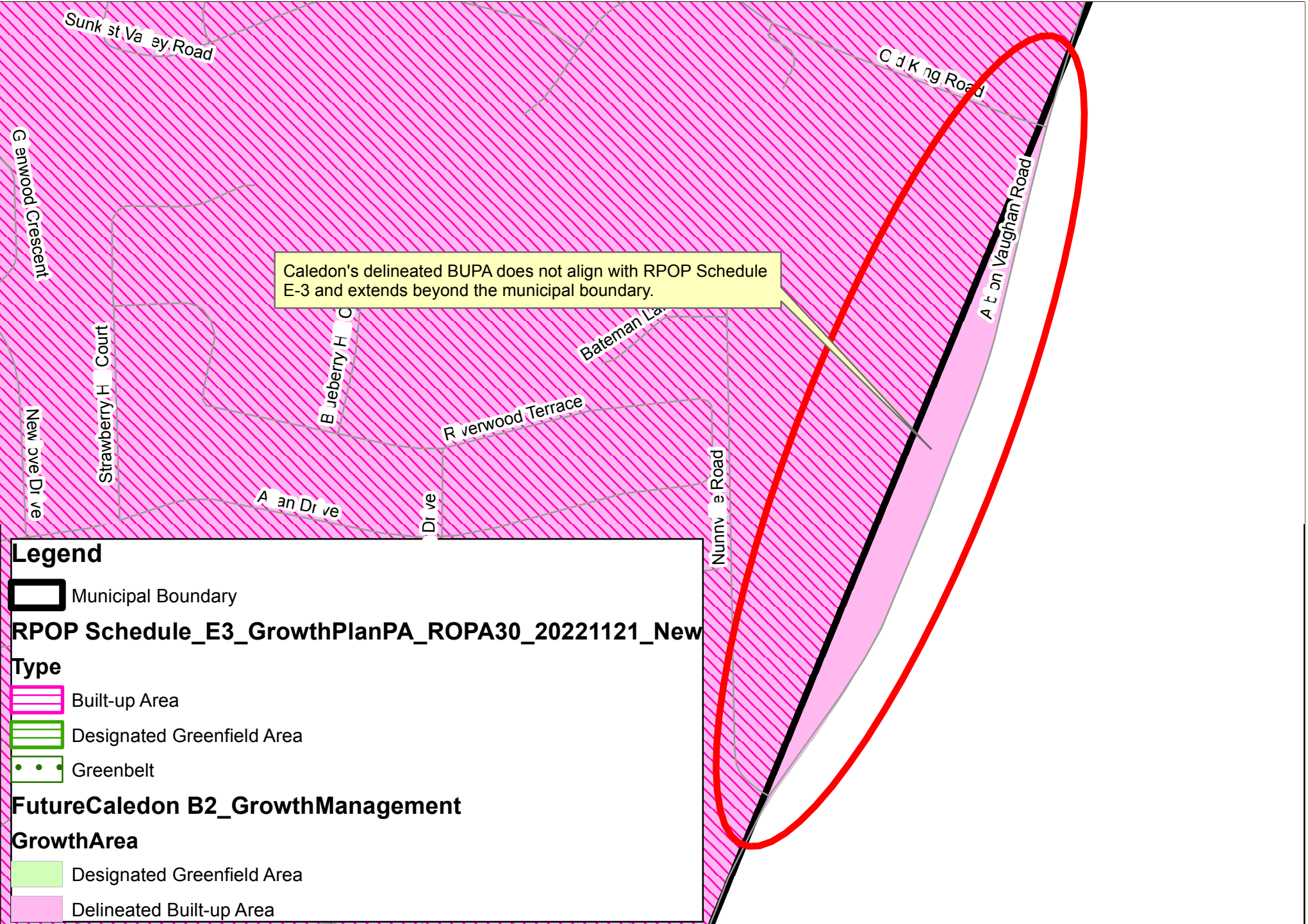
Map 05: 2051 New Urban Area East of Dixie



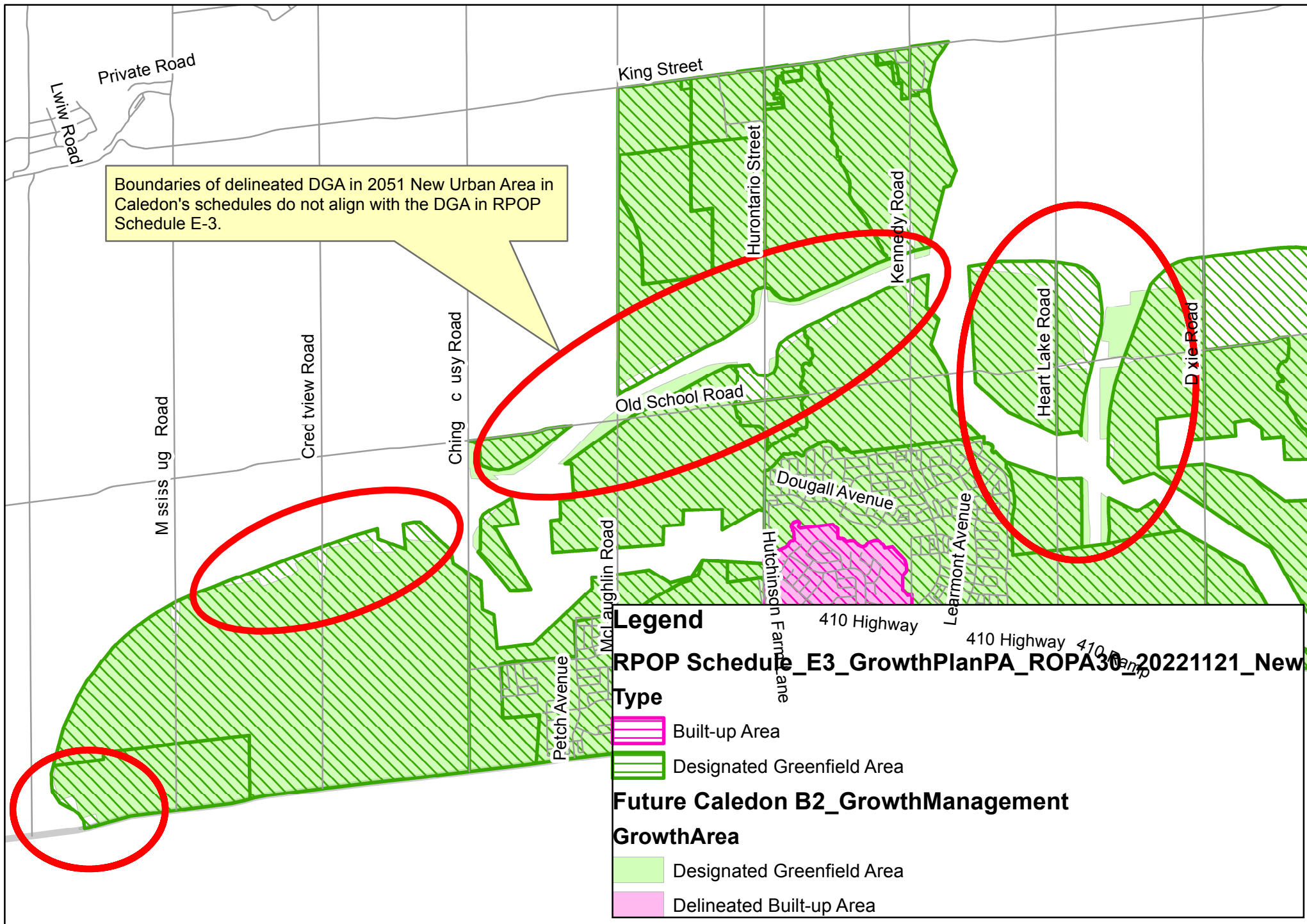
Map 06: 2051 New Urban Area Near Emil Kolb and King



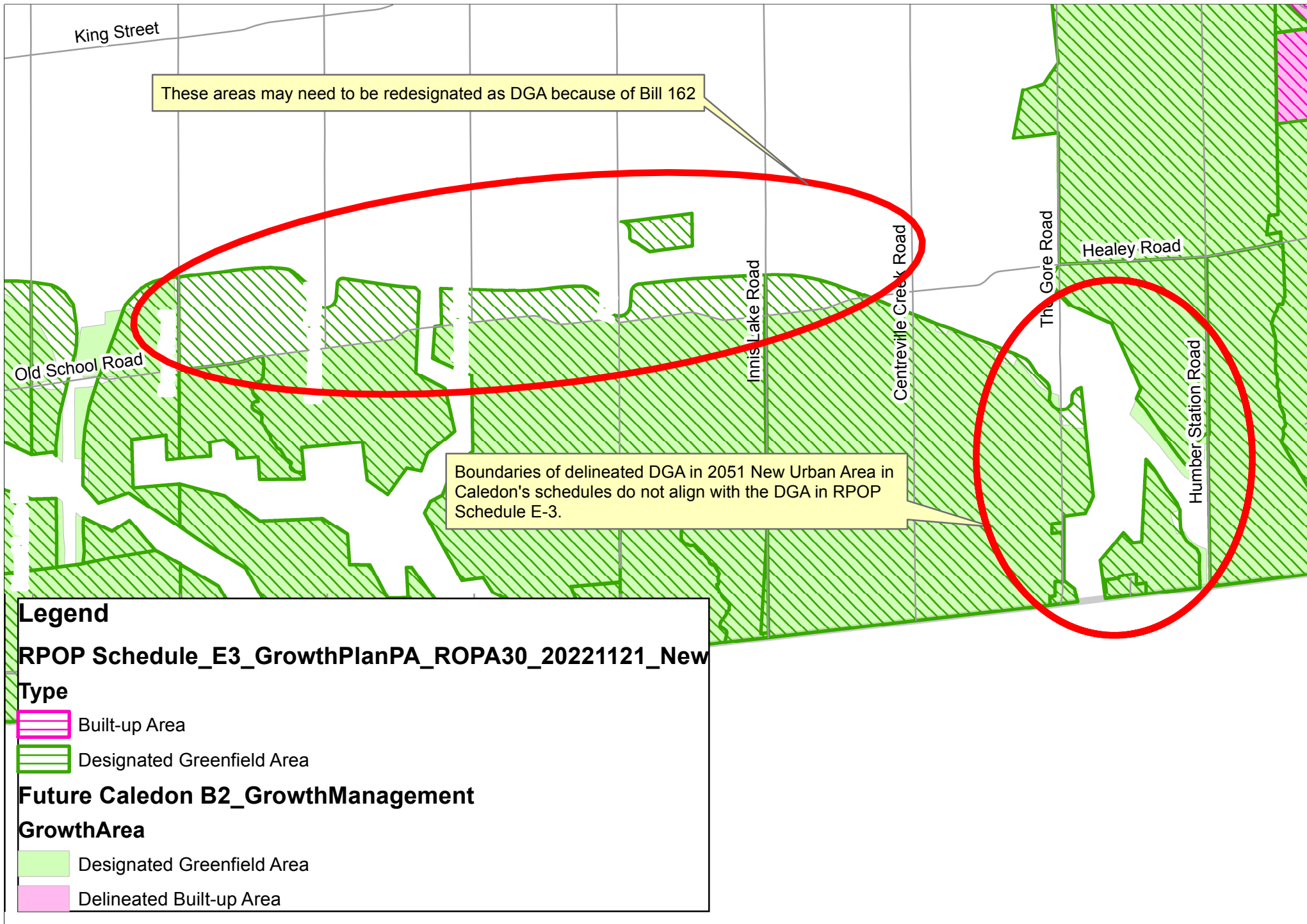
Map 07: BUPA Near Nunnville Road



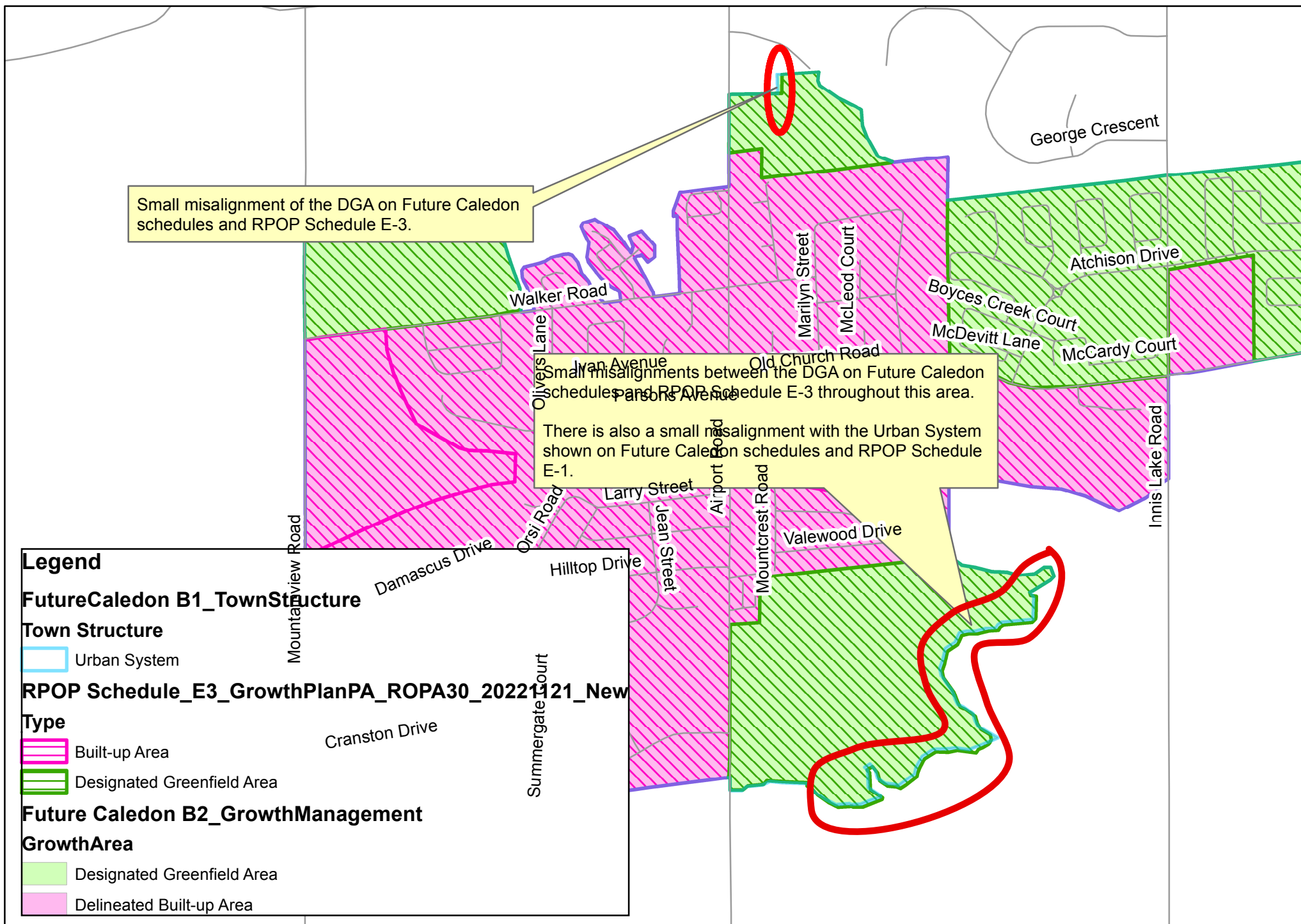
Map 08: DGA West of Dixie



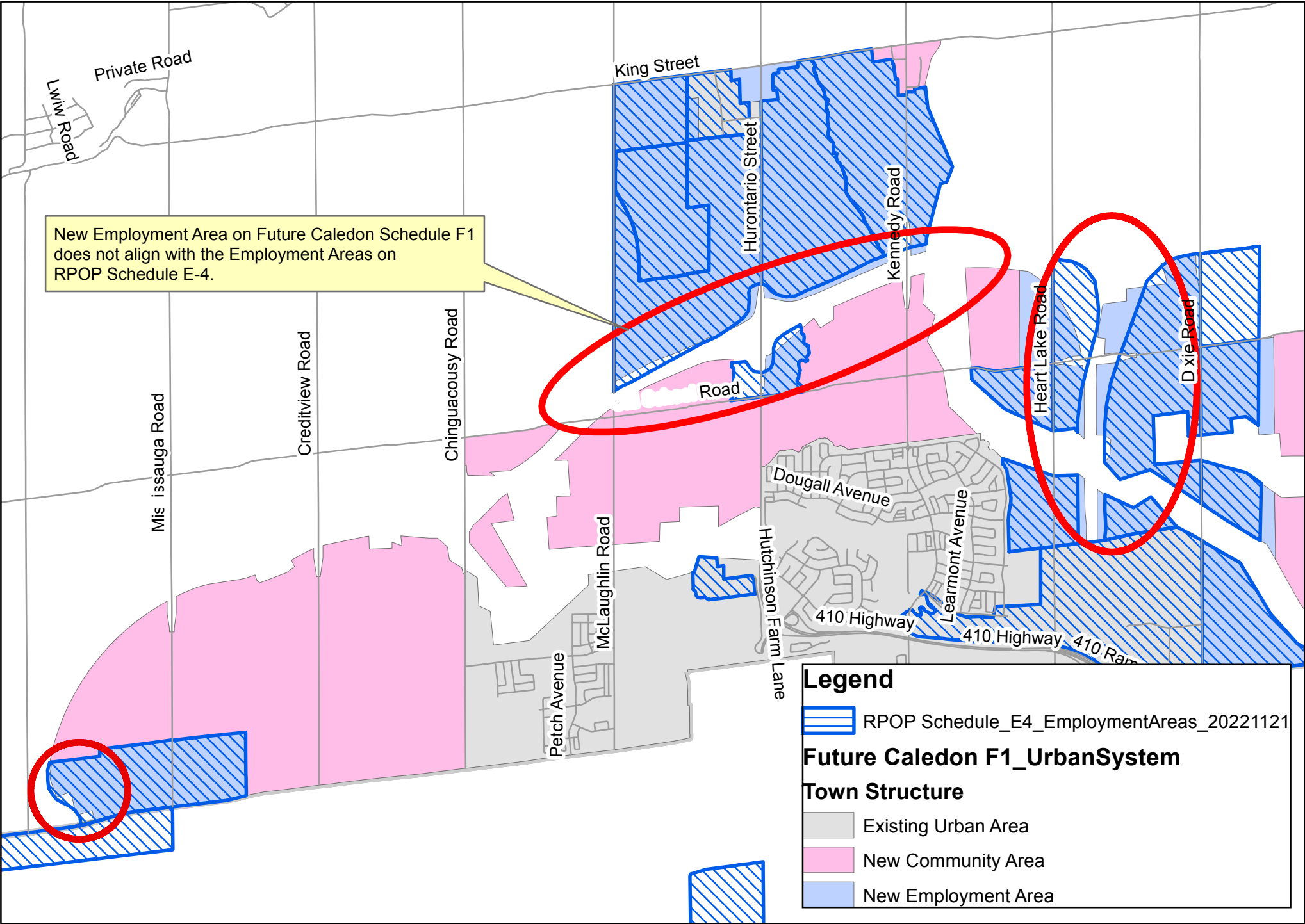
Map 09: DGA East of Dixie



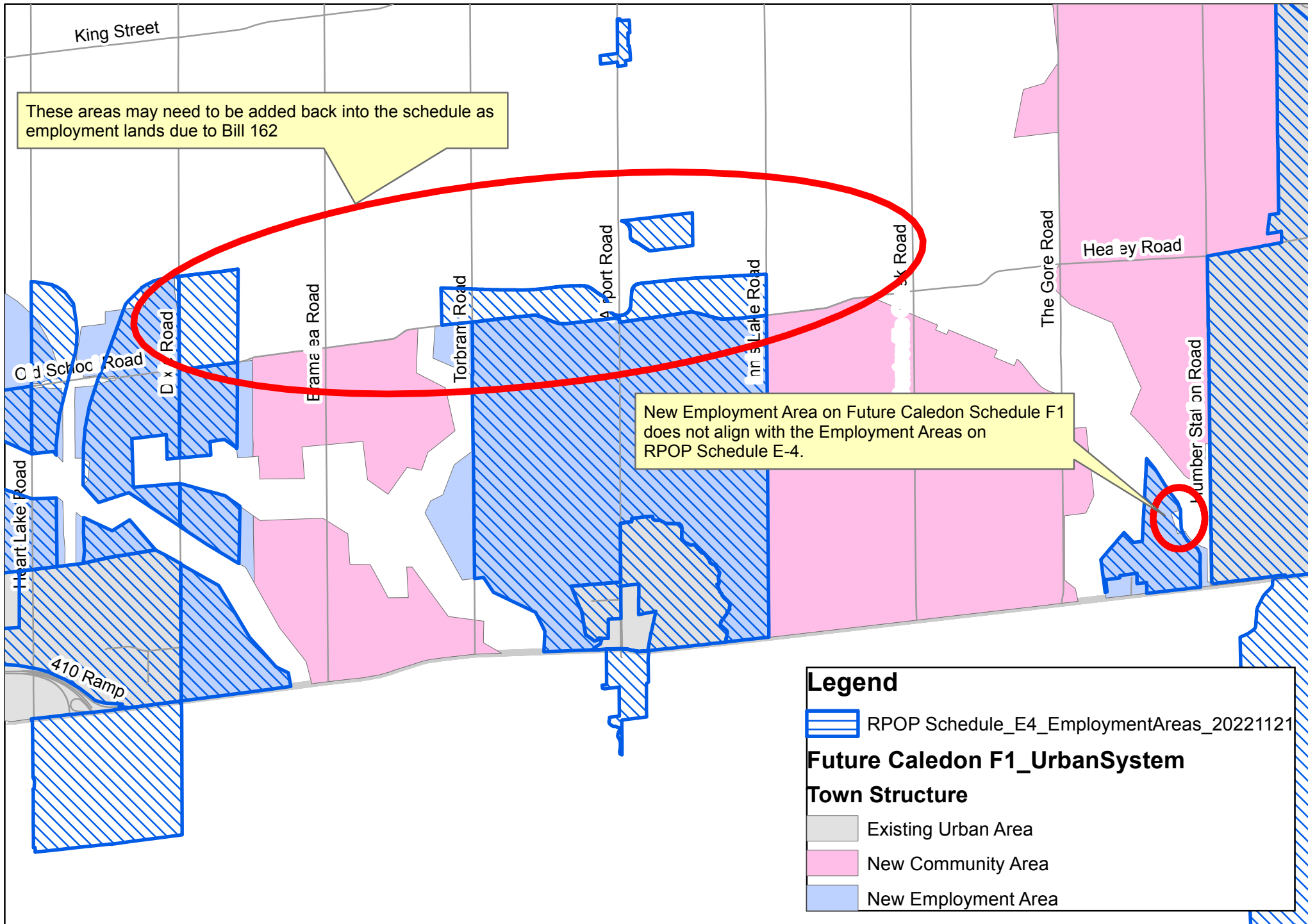
Map 10: DGA at Caledon East



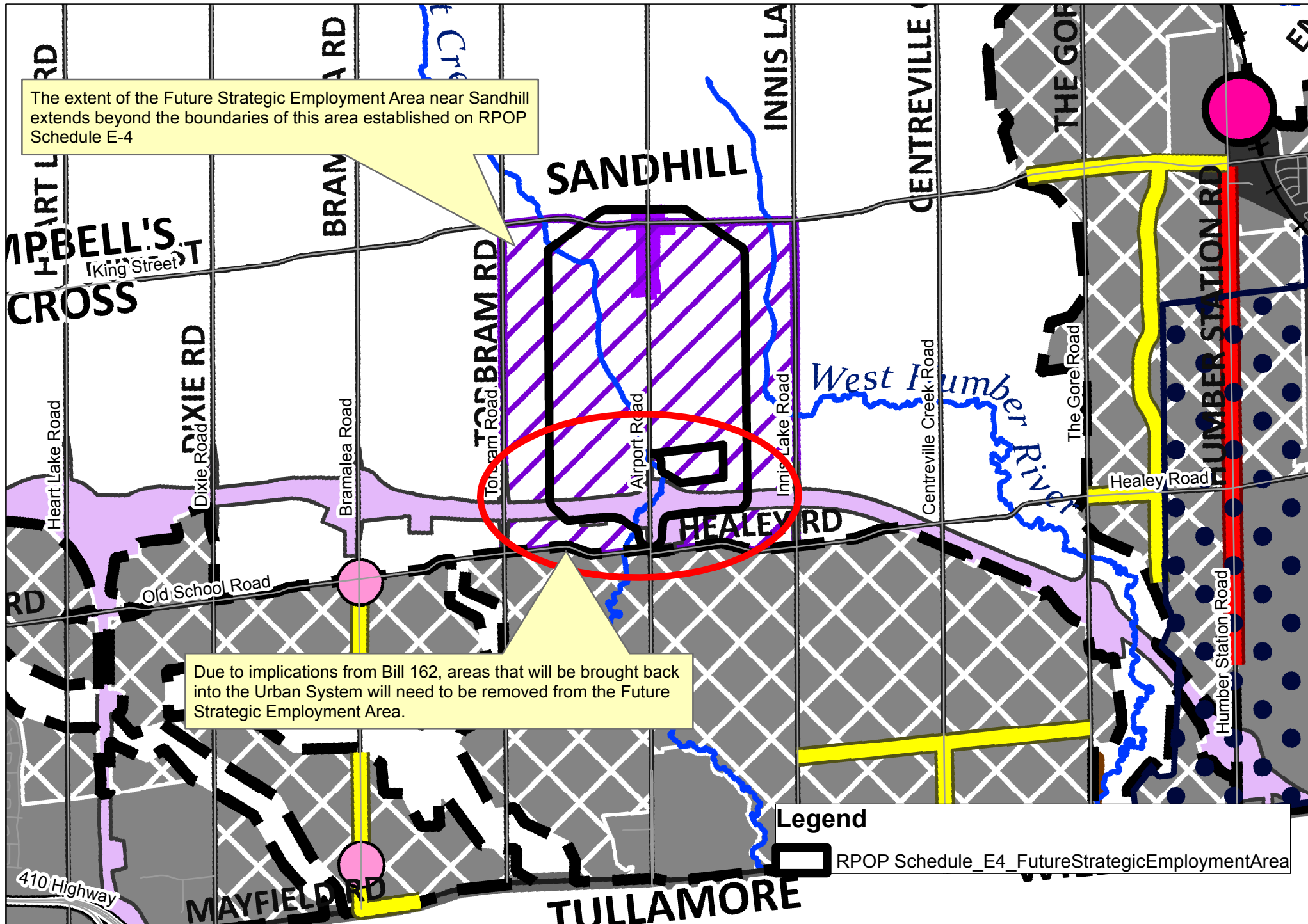
Map 02: New Urban Employment Areas West of Dixie Road



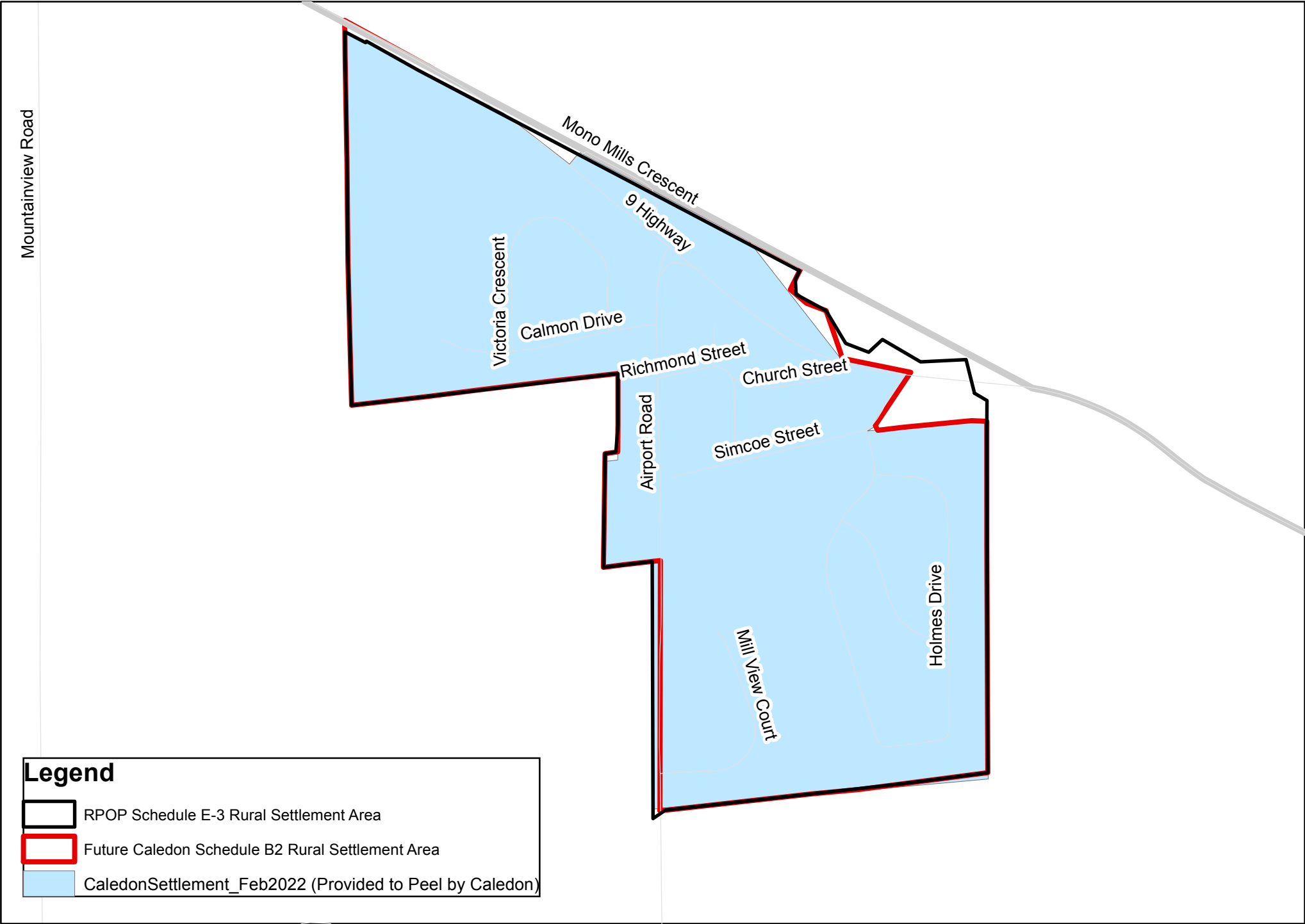
Map 02: Urban System East of Dixie



Map 13 : Future Strategic Employment Area



Map 14: Mono Mills Boundary



Map 15: Wildfield Boundary

