

Moved by: Councillor D. Maskell

Seconded by: Councillor M. Russo

Whereas the proposed Future Caledon Official Plan is the product of a long and public process;

Whereas the proposed Future Caledon Official Plan is a living, dynamic document that may be modified or amended;

Whereas at the March 19, 2024 Planning and Development Committee meeting, there were delegations and written submissions regarding certain parts of the proposed Future Caledon Official Plan;

Whereas Council's passage of By-law 2024-014 will adopt the Future Caledon Official Plan attached as Appendix "A" to By-law 2024-014;

Therefore, be it resolved that the Future Caledon Official Plan attached as Appendix "A" to By-law 2024-014 be modified and adopted as follows:

1. Policy 13.3.1, subsection g), as shown in strikethrough below, is to be deleted and replaced with a new subsection g), as shown in bold below:

~~g) valley and stream corridors meeting one or more of the criteria for Core Area valley and stream corridors in Table 2 of the Region of Peel Official Plan.~~

g) all valley and stream corridors.

2. Policy 13.4.1, subsection n), as shown in strikethrough below, is to be deleted and the remaining subsections in Policy 13.4.1 are to be renumbered accordingly.

~~n) Any other valley and stream corridor that have not been defined as meeting one or more of the criteria for Core Area valley and stream corridors in Table 2 of the Region of Peel Official Plan;~~

3. Policy 13.12.1 is to be modified as indicated in strikethrough and bold below:

13.12.1 Components of the Natural Environment System

~~a) Where through the review of an application for development or site alteration, or through the completion of a local subwatershed study, it is found that there are features or components of the Natural Environment System or related ecological and/or hydrologic functions that have not been adequately mapped, evaluated, or protected, the applicant will have an evaluation prepared by a qualified professional in consultation with the Town and, where appropriate, the Conservation Authority. If the evaluation finds one or more Natural Features and Areas, Supporting Features and Areas, key natural heritage features, or key hydrologic features, the policies of this Plan will be applied to the lands under application as appropriate.~~

4. A new Policy 13.12.12, as shown in bold below, is to be inserted after Policy 13.12.11:

13.12.12 Zoning By-law Implementation

Through an update to the implementing zoning by-law all mapped Natural Features and Areas and Supporting Features and Areas will be placed in appropriate zones to implement this Plan. In addition, all valley and stream corridors will be placed in an appropriate zone that prohibits development.

5. Policy 17.4.11 is to be modified as indicated in strikethrough and bold below:

17.4.11 Notwithstanding ~~Section~~ **Policy 17.4.9** above, the implementing zoning by-law will not permit *on-farm diversified uses* such as farm event venues for weddings and other celebrations **and corporate events** that have the potential to attract a significant number of guests until a Special Events Licensing By-law is passed by the Town and is in effect. Once such a Bylaw is in effect, the Town may consider permitting this type of *on-farm diversified use* as-of-right in the implementing zoning bylaw subject to the issuance of a special events license or permit.

6. Section 27.3, Evaluation Criteria, as provided in bold text below, which was previously deleted from the draft Future Caledon Official Plan, is to be reinstated and inserted into Chapter 27, Development Application Requirements, after Section 27.2, Complete Application Requirements. The existing Section 27.3, Implementing Design Excellence, is to be renumbered as Section 27.4, and all policies within it are to be renumbered accordingly. Further, the tables of contents in the Plan are to be updated accordingly.

27.3 Evaluation Criteria

27.3.1 All the relevant policies of this Plan that relate to a development application should be read in their entirety and form the basis for evaluating its conformity with this Plan.

27.3.2 All development applications will be evaluated with consideration of the proposed use, the proposed development intensity, and the proposed form of development.

a) The following criteria will be used to evaluate all development applications:

- i) consistency with the Provincial Policy Statement;**
- ii) conformity with applicable Provincial Plans and legislation;**
- iii) conformity with the Region of Peel Official Plan;**
- iv) conformity with the vision and guiding principles of this Plan;**
- v) conformity with the growth management policies of this Plan;**
- vi) conformity with the Town Structure;**
- vii) conformity with the policies of this Plan;**
- viii) conformity with the policies of the applicable land use designation;**
- ix) consideration of applicable standards, guidelines, protocols, and terms of reference;**
- x) the availability of municipal services, in conformity with the growth management, phasing, and growth financing policies of this Plan;**
- xi) potential planning impacts on adjacent and nearby properties and the extent such impacts may be managed and mitigated. Planning impacts may include matters such as, but not limited to:**
 - traffic and access management;**
 - noise and vibration;**
 - changes to parking availability on streets or at adjacent properties;**
 - emissions generated by the uses such as odour, dust, or other airborne emissions;**
 - changes to lighting;**
 - garbage generated by the proposed use;**
 - changes to privacy;**
 - changes to shadowing;**

- visual impacts;
 - changes to trees and canopy cover;
 - changes to cultural heritage resources;
 - changes to natural features and areas;
 - changes to natural resources; and,
 - other matters related to use, intensity and built form.
- xii) The degree to which a proposal fits within its context will also be evaluated. It is recognized that the context consists of existing development as well as the planning policy objectives for a site and surrounding area. An evaluation of fit may include consideration of matters such as, but not limited to:
- policy goals and objectives for the land use designation;
 - policy goals and objectives for design excellence as set out in section 27.4;
 - prevailing neighbourhood character;
 - streetscape character;
 - street wall;
 - building height;
 - density;
 - massing;
 - scale;
 - building placement;
 - setbacks and step-backs;
 - relationship to adjacent buildings;
 - proposed architectural attribute such as windows, doors, and rooflines;
 - materials;
 - relationship to cultural heritage resources on the site and adjacent to it;
 - landscaping and trees;
 - coordination of access points and connections; and,
 - other relevant matters related to use, intensity and form.
- b) Nothing in this section will take away from specific requirements identified in the other policies of this Plan. As set out in the complete application requirements policies of this Plan, sufficient information must be submitted by the applicant to allow for these evaluation criteria to be applied.