

# Memorandum

Meeting: Planning and Development Committee Meeting

Date: September 16, 2025

To: Members of Council

From: Bailey Loverock, Senior Policy Planner, Policy and Heritage

Subject: Status Update on Future Caledon Approval

The purpose of this memorandum is to provide an update on the status of Future Caledon approval from the Ministry of Municipal Affairs and Housing (MMAH).

## Background

On March 26, 2024 Council adopted the Future Caledon Official Plan. The Plan was submitted to the Region of Peel as the approval authority in April 2024. Approval authority over the plan was transferred to the Province following the removal of planning responsibilities from the Region on July 1, 2024. Official Plan Amendment 1 (OPA 1, Mineral Aggregate Resources), was adopted by Council on October 7, 2024 and was also submitted to the Province for approval.

## Current Status

The review of the adopted Future Caledon Official Plan and OPA 1 by the MMAH, including input from partner ministries, is now complete. MMAH staff shared a draft decision with Town staff, which includes a summary of the proposed modifications to the Future Caledon Official Plan and OPA 1 (**Schedule A**), as well as tables of the proposed modifications to both documents (**Schedules B and C**). The tables include proposed policy revisions and supporting justification with specific references to the relevant provincial policies or legislation.

The majority of changes proposed relate to the timing of the adoption of Future Caledon in March 2024 and the introduction of the Provincial Planning Statement, 2024 (PPS) in October, 2024 and the need to ensure for conformity. In addition, proposed modifications are based on an analysis of the Caledon Official Plan and OPA 1 for consistency with the PPS, conformity with provincial plans, regard to matters of provincial interest, and compliance with the *Planning Act* and *Aggregate Resources Act*. As there have been significant changes in provincial legislation since the 2024 adoption of Future Caledon the quantity of necessary changes was anticipated. Staff have been working with Ministry staff on proposed revisions to policies and mapping to address Town updates since Future Caledon adoption.

Staff reviewed the proposed modifications and met with MMAH staff to discuss them. Following that meeting, Town staff followed up to request technical adjustments to certain modifications, primarily to

ensure that the Knowledge and Innovation Area designation was maintained. While recent provincial changes would not permit this designation within Employment Areas, staff requested changes to enable its application within New Community Areas. Staff's opinion was that these requested changes would maintain consistency with the PPS, and conformity with provincial plans and the *Planning Act*.

Other notable draft modifications include:

- changes to how density is measured across growth areas
- clarification regarding development approvals within the Highway 413 Focused Analysis Area and NWGTA Transmission Corridor Narrowed Area of Interest
- changes to the on-farm diversified use policies to ensure consistency with Provincial guidance
- permitted uses within each employment designation
- increased flexibility for employment conversions
- deletion of local standard for aggregates, and deference to Provincial policies and standards

### **Employment Area Modifications**

As adopted, Future Caledon includes four employment area land use designations to be applied within secondary plans in New Employment Areas. The designations enable a range of job-generating uses including stand-alone offices and employment supportive uses such as day cares, restaurants, banks, fitness facilities and gas stations..

Following provincial policy changes, areas of employment are now limited to clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. Other uses are not permitted within the employment area land use designations and are to be removed through the proposed modifications.

These changes will significantly impact secondary planning for New Community Areas and New Employment Areas. Job-generating uses that do not meet the provincial definition of "employment uses" will only be permitted within Community Areas. Staff will be initiating an employment review as soon as possible to assess the quantity of employment land, the employment land use designations and permitted uses, as modified, as well as alignment with provincial policy and the Town's Economic Development Strategy.

### **Next Steps**

The Minister's decision regarding the Future Caledon Official Plan and OPA 1 will be final. Once received, staff will review the impacts of the final modifications and will report back to Council as soon as possible. That review will include the identification of further policy work to be undertaken, as well as initial opportunities for further streamlining. A housekeeping OPA may be brought forward more immediately to propose minor policy changes. As the Future Caledon Official Plan will not immediately apply to the whole of the town, staff will also report back on the completion of the remainder of the Official Plan Review (e.g., Bolton Secondary Plan Review and incorporation of existing secondary plan areas into Future Caledon), as well as the incorporation of relevant policies from the Region of Peel Official Plan.

Staff will prepare a consolidation of Future Caledon that incorporates OPA 1 and all provincial modifications. Staff will also prepare a consolidation of the 1978 Town of Caledon Official Plan, as amended since the last consolidation, but reduced to only the text and schedules needed for the lands still subject to that Plan (as indicated in Policy 1.2.1 of Future Caledon).

Further, the three by-laws to adopt the Alloa, Wildfield and Humber Station Employment secondary plans under Future Caledon will be on the next available Council agenda following approval. As reported to Council on July 8, 2025, the passage of those by-laws is necessary to establish the secondary plans on lands now subject to Future Caledon.

## **ATTACHMENTS**

Schedule A: MMAH Summary of Modifications to Future Caledon and OPA 1 (Mineral Aggregates)

Schedule B: MMAH Proposed Modifications to Future Caledon

Schedule C: MMAH Proposed Modifications to OPA 1 (Mineral Aggregates)

