

Summary of Modifications to Town of Caledon Official Plan

Major proposed modifications are identified below by theme. Please consult the corresponding colour-coded modification table for the complete policy text and basis to support the proposed modifications.

Indigenous Engagement

- In consultation with the Ministry of Indigenous Affairs and First Nations Economic Reconciliation (IAFNER), modifications are proposed to the Indigenous Engagement section of the Official Plan to ensure consistency with terminology in the Provincial Planning Statement, 2024 (PPS, 2024), particularly to ensure the Town undertakes early engagement with Indigenous communities, the Region, and neighbouring municipalities to facilitate knowledge-sharing, support Indigenous interests in land-use decision-making, and support the identification of potential impacts of decisions on the exercise of Aboriginal or treaty rights.
- Modifications are also proposed to replace references to 'Indigenous Nations' with 'Indigenous communities' in operative policy language. These modifications ensure consistency with the use of 'Indigenous communities' in other operative policies of the official plan, and consistency with terminology included in the PPS, 2024. The term 'Indigenous Nations', which is undefined in the official plan, may not fully capture all Indigenous communities and Aboriginal peoples and the obligations of the Crown to consult and accommodate under section 35 of the *Constitution Act*. The term 'Indigenous Nations' is retained in the Foreword section of the official plan, wherein the settlement history of Indigenous Nations is described.

Bill 162, *Get It Done Act*, 2024

- The Future Caledon Official Plan was prepared to conform with the Region of Peel Official Plan as approved through Bill 150, *the Planning Statute Law Amendment Act*, 2023. A settlement area boundary expansion (SABE) of 4,400 hectares, as approved by the Ministry in the Peel Official Plan, is reflected in the adopted Caledon Official Plan.
- The adopted Official Plan does not reflect the additional SABE lands which were added to the Regional Urban Boundary in the modified approval of the Peel Region Official Plan under Bill 162, *Get It Done Act*, 2024, which received royal assent on May 16, 2024.
- Bill 162 also redesignated the lands at Old School Road and Heart Lake Road and the lands west of Torbram Road and south of Healey Road from Employment Area to Community Area. Modifications are proposed made to several Official Plan schedules to reflect these redesignations.

PPS, 2024 and Revocation of the Growth Plan for the Greater Golden Horseshoe, 2019

- The adopted Caledon Official Plan was prepared to be consistent with the Provincial Policy Statement, 2020, and conform to A Place to Grow: The Growth Plan for the Greater Golden Horseshoe, 2019.
- The PPS, 2024, came into effect alongside the revocation of the Growth Plan for the Greater Golden Horseshoe, 2019 on October 20, 2024, while the new Caledon Official Plan was with the Ministry for a decision.
- Modifications to the Official Plan are proposed to address inconsistencies with the renewed provincial policy direction provided by the PPS, 2024 including the following:

- Removal of requirements for employment area conversions and settlement area boundary expansions proposed outside of the Greenbelt Plan to proceed through a municipal comprehensive review (PPS, 2024 policies 2.3.2 and 2.8.2.5);
- Application of *designated growth area* concept and 50 residents and jobs per hectare density target, as the Town is identified by the PPS as a large and fast-growing municipality for which density targets are encouraged to be planned for (PPS, 2024 policies 2.3.1.5 and Schedule 1);
- Removal of specific policy references to the Growth Plan where it no longer applies outside of the Greenbelt Plan;
- Recognition of additional residential unit permissions for Prime Agricultural Areas (PPS, 2024 policy 4.3.2.5);
- Alignment with amended policy language regarding stormwater management, watershed planning, aviation safety, and other matters (PPS, 2024 policies 3.6.8, 3.4.2 and 4.2.3).
- Alignment with new/amended definitions for multiple terms, including *development*, *infrastructure*, *strategic growth areas*, and *employment area*.
- Removal of definitions for terms and policy references which were exclusive to the Growth Plan, including *designated greenfield area* and *provincially significant employment zone*.

Agricultural System and Protection of Prime Agricultural Areas

- Modifications are proposed to a number of policies guiding rural and prime agricultural land uses to redress conflicting/overlapping land use designations and align with the agricultural systems approach in the PPS, 2024.
- The adopted Official Plan proposed the application of a Parks and Open Space designation with broad permissions for recreational uses on some lands which were also designated as Prime Agricultural Areas, in conflict with the process and criteria for permitting non-agricultural uses in Prime Agricultural Areas as outlined in PPS, 2024 policy 4.3.5. Some of the lands proposed under the Parks and Open Space designation are also subject to the Protected Countryside policies of the Greenbelt Plan, and land use permissions contained under the designation conflict with the non-agricultural use policies in Greenbelt Plan policy 4.1.1. Proposed modifications would permit existing conservation uses, recreational trails and cemeteries to continue, while ensuring that any new non-agricultural uses demonstrate consistency with the PPS, 2024 and conformity with Provincial plans, including the Greenbelt Plan.
- Two areas within the Prime Agricultural Area of the Greenbelt Plan have also been identified in Official Plan Schedule D8 as ‘Proposed District Parks’, which under the adopted Official Plan policies, would permit major recreational uses in conflict with Greenbelt Plan policy 4.1.1. The identification of these lands as ‘Proposed District Parks’ is proposed to be removed to ensure conformity with non-agricultural use permissions in the Greenbelt Plan.
- Additional modifications are proposed with respect to on-farm diversified use restrictions, which are not supported by provincial policy or guidance.

Areas of Employment

- The adopted Official Plan does not reflect the amendments made to the *Planning Act* in June 2023 through Bill 97 as it relates to the revised definition of *area of employment*,

which was proclaimed on October 20, 2024 alongside the amended *employment area* definition in the PPS, 2024.

- Policies and permissions for Caledon’s existing employment area designations are not under the scope of the adopted Official Plan and remain unchanged as the Town advances a review of its existing secondary plans.
- The new Official Plan identifies four employment area land use designations that would apply to the ‘New Employment Areas’ which partially constitute the 2051 settlement area boundary expansion lands. The designations will be applied by the Town through secondary planning for the New Employment Areas.
- Modifications have been proposed to the Official Plan to implement the revised *area of employment* definition, to remove permissions for institutional and standalone commercial uses within the future New Employment Area designations, and to remove the proposed ‘Knowledge and Innovation Employment Area’ land use designation as an employment area, as almost the entirety of uses permitted under this designation do not align with the business and economic uses as defined in subsection 1(1) of the *Planning Act*.
- Proposed modifications also address updated direction in policies 2.8.2.3, 2.8.2.4 and 3.5 of the PPS, 2024 regarding sensitive land uses in and adjacent to employment areas.

Mineral Aggregate Resource Policies – Official Plan Amendment 1

- Modifications are proposed to ensure consistency with the PPS, 2024, including matters respecting land use compatibility, cultural heritage and archaeology, and the provision of clear, reasonable and attainable policies to protect provincial interests.
- Modifications address conformity with the mineral aggregate resource policies of the Niagara Escarpment Plan (“NEP”), Oak Ridges Moraine Conservation Plan (“ORMCP”) and the Greenbelt Plan.
- Additional modifications address the application of the *Aggregate Resources Act* (“ARA”) and MECP’s D-6 Guideline (Compatibility between Industrial Facilities).
- Modifications are also proposed to connect public and Indigenous consultation processes for aggregate matters with the consultation process described in Chapter 28 – ‘Public Engagement and Notice’ of the Caledon OP.
- Other/housekeeping modifications are proposed to correct policy cross-references, ensure alignment with terminologies and definitions used in the PPS, 2024 and the Greenbelt Plan, and to reflect Council Motion 2024-179 wherein Council directed Town staff to remove Schedule 2A from the adopted OPA 1.