

Public Meeting Information Report

Planning & Development Department

Public Meeting: April 7, 2026 at 7:00 p.m., Hybrid Meeting / Council Chamber

Applicant: Town Initiated Zoning By-law Amendment for Future Development Areas

File No.: RZ 2026-0004

The Purpose of a Public Meeting

In accordance with the *Planning Act*, a Public Meeting is held to present the proposal to the public and Planning and Development Committee, to receive comments, and answer questions that the public and members of Committee/Council may have. A recommendation or decision on this proposal will not be made at this Public Meeting.

The purpose of this report is to provide preliminary information regarding the proposed Town-Initiated Zoning By-law Amendment, to introduce an 'FD' Future Development suffix for New Urban Areas identified within the Future Caledon Official Plan. This report contains information on the proposed by-law, and identifies key comments and issues received from both internal and external reviewers to date.

As a member of the public, you may request notification of future Public, Committee or Council Meetings on this matter. Please provide your contact information to the lead planner or Clerk's Department. Also, please be advised that public participation will form part of the public record for this application.

Proposal Information

On October 22, 2025, the Province of Ontario approved Future Caledon Official Plan (the Plan), which establishes the framework for how and where the Town will accommodate its share of the forecasted population and employment growth to 2051. The Plan directs the majority of this growth to the *Urban System*, comprised of the existing communities of Bolton, Mayfield West, and Caledon East, as well as undeveloped new urban areas identified as *New Community Area* and *New Employment Area* on Schedule 'B4' – Land Use Designations and *New Urban Area 2051* on Schedule 'B2' – Growth Management of the Plan. Growth within the New Urban Area continues to be guided through secondary planning processes, to establish land use designations and policies that are informed by community-wide technical reports and studies.

To date, Council has approved or received applications for several secondary plans in Phase 1 of the Council-endorsed Growth Management and Phasing Plan. In addition, a significant portion of the Phase 1 lands have been rezoned to permit urban residential, or employment uses. These areas have been identified on Schedule "A" – Approved Secondary Plans and Site-Specific Zoning within the New Urban Area. To date, the remaining lands in the New Urban Area have not been rezoned to permit urban development.

Original Proposal

On March 12, 2026, Planning staff circulated a draft by-law that proposed to rezone the New Urban Area that has not been rezoned to permit urban development, to the *Future Development (FD) Zone*. The *Future Development (FD) Zone* would function as an interim zoning category that continues to permit legally existing uses, while allowing for certain new uses, until the lands are developed in conformity with Future Caledon Official Plan (the Plan).

While the Plan identifies these lands as part of the New Urban Area, the existing zoning does not clearly communicate to the public - particularly current and future landowners - that the lands are intended for future development. Rezoning the lands *FD Zone* would provide greater transparency, allowing

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landowners and prospective purchasers to factor the long-term planning objectives into financial decisions, including land acquisition and construction plans for their properties.

Revised Proposal

Staff received concerns from residents, identifying that the originally circulated draft by-law is more restrictive than the existing zoning and does not allow for the construction of a detached dwelling on a vacant lot, nor does it allow for the construction of agricultural buildings and structures on lots that do not meet the minimum lot area and/or minimum lot frontage of the *A1 Zone*. To address this, it was recommended that a zoning suffix be introduced to clearly identify these lands as New Urban Area, instead of rezoning the lands to a new zone category which may inadvertently strip properties of existing zoning permissions.

Planning staff have reviewed the recommendation to introduce a *FD – Future Development* suffix and agree that this approach would be most effective at communicating the long-term planning objectives for the New Urban Area, without unintentionally taking away land use permissions from these properties. The properties that are proposed to have an *FD* suffix after the current zoning symbols are identified in Schedule “B”. The draft by-law was revised and recirculated on March 25, 2026.

Policy Framework

Provincial Planning Statement, PPS (2024)

The Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development, to help achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all residents. The PPS is implemented by municipal official plans, zoning and development permit by-laws.

Policy 2.1.3 states that at the time of creating a new official plan and each official plan update, there must be sufficient land made available to accommodate an appropriate range and mix of land uses to meet the projected needs for the next 20 to 30 years. Through the Municipal Comprehensive Review (MCR) of Caledon’s Official Plan, sufficient land (designated as *New Community Area* and *New Employment Area*) has been made available to accommodate the projected growth to the year 2051.

Peel Official Plan (April 2022)

The lands are designated *Urban System* and *2051 New Urban Area* on Schedule ‘E-1’ – Regional Structure and *Designated Greenfield Area* on Schedule ‘E-3’ – The Growth Plan Policy Areas in Peel. Some of the lands are designated as *Employment Area* on Schedule ‘E-4’ – Employment Areas and *Core Areas of the Greenlands System* on Schedule ‘C-2’ – Core Areas of the Greenlands System in Peel.

The *2051 New Urban Area* includes “Community Areas” to accommodate approximately 175,000 people and 19,000 supporting jobs as the focus for new residential communities and “Employment Areas” to accommodate approximately 38,000 jobs as the focus for new clusters of business and economic activities. Local municipalities must implement the direction found in Section 5.6.20.14 of the Peel Official Plan, for developing within the *2051 New Urban Area*.

Future Caledon Official Plan

In accordance with the Peel Official Plan, the Future Caledon Official Plan (the Plan) has designated the New Urban Area as *New Community Area* and *New Employment Area*, with a portion of the lands designated *Natural Features and Areas*, on Schedule ‘B4’ – Land Use Designations. Majority of the New Urban Area are located south of Highway 413 and intersect the Highway 413 Focused Analysis Area and

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NW GTA Transmission Corridor Narrowed Area of Interest, as shown on Schedule 'B4'. The Plan requires the New Urban Area to undergo secondary planning in accordance with the policies found in Part F: Urban System of the Future Caledon Official Plan. Through secondary planning, appropriate land use designations and policy framework continue to be developed to guide future development. The Town is proposing to rezone these lands to include a *Future Development (FD)* suffix to the current zoning symbols, to align with the current Official Plan designation. Once these lands undergo secondary planning, they can be rezoned to appropriate zone categories that align with the land use designations and policies of the secondary plan.

Scope of Rezoning

This proposal seeks to introduce a new suffix to zoning symbols in Zoning By-law 2006-50, as amended, to clearly identify lands within the New Urban Area. Staff have excluded the following properties from this application, as development is not contemplated for these areas due to environmental and provincial restrictions:

- lands zoned *Environmental Protection Area 1 (EPA1)*, *Environmental Protection Area 2 (EPA2)*, and Toronto and Region Conservation Authority owned lands; and
- lands within the Northwest GTA Transmission Corridor Narrowed Area of Interest.

Draft By-law

The proposed by-law will introduce a new suffix to Section 2 – Establishment of Zones of the Town's Zoning By-law and add the suffix after the primary zoning classification for lands within the New Urban Area that have not, to date, been rezoned to permit urban development (e.g. lands zoned *A1* will now be *A1-FD*).

The proposed 'FD' – 'Future Development' suffix does not change the permissions or development standards on properties but is being added to properties to clarify that the lands are intended to be zoned to permit urban uses in the future.

See Schedule "C" - Draft Zoning By-law Amendment.

Consultation:

The draft by-law was most recently posted on the Town's website for review and comment on March 25, 2026.

Statutory Public Meeting

In accordance with the *Planning Act* and alternative notice requirements within Future Caledon Official Plan, a Notice of Public Meeting was placed in the Caledon Citizen and posted on the Town's website on March 12, 2026. As no development is proposed at this time, Notice was not given in accordance with the Council Motion for increased notice requirements.

Public Comments/Correspondence

Below is a summary of public comments received prior to finalization of this report.

- Requested clarity on the purpose and goal of the FD overlay and why certain lands were excluded.
- Commented that the land use studies, including planning justification report, are outstanding and requested the notice be amended to include a comprehensive report.
- Requested clarity on whether Beacon Hall lands are included.



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- Commented on the past practice of adding land into the settlement area after a comprehensive municipal review and believes this overlay zone is intended to be restrictive so that existing uses are considered non-conforming.
- Requested confirmation about whether this rezoning will impact their property.
- Questioned whether this rezoning will impact the Growth Management and Phasing Plan.
- Proposed temporary outdoor storage of trailers, trucks and similar heavy equipment be permitted, to alleviate the current illegal land use problems.
- Identified that the draft by-law may unintentionally restrict properties and suggested a suffix be used instead of rezoning the lands.

Department and Agency Comments

Comments received are briefly summarized below for your information:

- Toronto and Region Conservation Authority (TRCA)
 - Request TRCA owned lands be removed from this application and rezoned to an appropriate environmental zone category through the Comprehensive Zoning By-law Review.

The following agencies/departments have no concerns with the application:

- Ministry of Municipal Affairs and Housing
- Ministry of Energy and Mines
- Peel District School Board
- Town of Caledon, Natural Heritage
- Town of Caledon, Public Works
- Hydro One
- Rogers
- Brampton Flying Club

Next Steps

If you wish to be notified of the passing or refusal of the proposed Zoning By-law Amendment, you must make a written request to the Planning Department of the Town of Caledon, by email to planning@caledon.ca or mail to 6311 Old Church Road, Caledon, Ontario L7C 1J6.

Appeal Procedures

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Town of Caledon to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Town of Caledon before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Corporation of the Town of Caledon before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

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Contact

For further information, please contact the representative below.

Town of Caledon Contact: Tanjot Bal, Senior Planner, Development & Design at 905.584.2272 x. 4418 or via email to Tanjot.bal@caledon.ca.

Attachments:

- Schedule A: Approved Secondary Plans and Site-Specific Zoning within the 2051 New Urban Area
- Schedule B: Location Map
- Schedule C: Draft Zoning By-law Amendment
- Schedule D: Public Meeting Presentation