FUTURE CALEDON

OUR OFFICIAL PLAN

Official Plan Review

Background Review & Gap Analysis Report

FINAL

Prepared by:

wsp

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1 Introduction

The Town of Caledon (the "Town") is undertaking its Official Plan Review (OPR) under the **Future Caledon: Our Official Plan** brand. The project will culminate with the preparation of a new Official Plan to serve as a road map for the Town to responsibly and strategically manage growth and change over the next 20-30 years. Through Future Caledon, the Town will prepare a new Official Plan developed around five focus areas, with policies informed by various background studies, reports and ongoing consultation and engagement with the community.

The Background Review & Gaps Analysis Report (the "Report") is a component of Future Caledon and represents a first step to developing a framework for the new Official Plan. This Report gives consideration to matters that will inform preparation of the new Official Plan, such as legislative requirements, the Region of Peel Municipal Comprehensive Review (MCR), policy assessment, document formatting and organization, and an approach to consolidate the Town's various Secondary Plans, among others.

1.1 Project Background

This Report provides direction to the Town regarding an approach and framework to prepare the new Official Plan and ultimately implement forward-looking policies. The current in-effect Official Plan was first prepared in 1979 and has since undergone two major conformity amendment and consolidation exercises. The Plan's recent amendments have been most recently consolidated in 2018. Since then, the Region of Peel has advanced its MCR while many changes to Provincial laws and policies have come into effect. The Town is also undertaking many supporting policy related exercises and studies that will form the basis of the new Official Plan and give effect to the evolving Provincial and Regional land use planning framework.

The Town is legislatively required to undertake an Official Plan Review from time-to-time in accordance with the Planning Act to be consistent with the 2020 Provincial Policy Statement (2020 PPS), conform to applicable Provincial plans, and implement and conform to the policies developed through the on-going Region of Peel 2051 MCR. Through this process, the Town is also afforded an opportunity to build on the in-effect Official Plan to create a more contemporary policy document that uses clear, accessible language, makes use of graphics and illustrations, and is organized intuitively to provide administrative and interpretation benefits.

The Future Caledon initiative began in 2018 with early work completed to determine the studies and inputs that would be required to complete the OPR and to craft 5 focus areas to guide this work. The 5 focus areas are as follows:

1. **Growth, Settlement, Housing, and Employment:** Growth, settlement, housing and employment are core factors that shape our communities and situate where and how we live. They are our homes, workplaces, current and future neighborhoods. By looking at where and how our communities develop and grow, we can allow our population to increase while promoting complete communities.

2. **Natural Resources and Agriculture:** Natural and agriculture resources are important elements of Caledon that provide recreation, food, raw material, and economic viability. They include our forests, wildlife, geological formations, farms, mineral, and water resources. The majority of the Town's natural and agricultural resources are located within the Oak Ridges Moraine, Niagara Escarpment, Greenbelt, and designated Prime Agricultural lands.
3. **Technology, Transportation, and Infrastructure:** This focus area influences both how land is used and the quality of land within the Town. These systems provide various services that are essential to everyday life and are integral to the long-term wellbeing and economic prosperity of the Town. Technology systems include broadband and wireless internet, Town website services, and smart city concepts. The transportation system consists of road, transit, and cycling networks, pedestrian routes, and, trucking, rail, and air facilities. The infrastructure systems include utilities such as electricity, water, and natural gas.
4. **Tourism, Heritage, Healthy Communities, and Culture:** This focus area represents a pillar of community wellbeing and relates to the health, happiness and sense of community of the Town's residents. Tourism brings economic vitality to the Town through the promotion of local businesses and our unique natural and cultural features and helps to develop positive relationships within the community. Cultural and natural heritage help define the character of Caledon and contribute to its vitality and identity. Preserving cultural heritage resources and managing changes to them helps make our communities and rural areas distinctive. Community wellbeing is enhanced through robust building and landscape design, creating opportunities to facilitate age friendly, accessible, and healthy living and community connectivity. Lastly, cultural diversity includes recognizing individual differences, as well as respect for our Indigenous peoples and communities.
5. **Climate Change:** The climate change focus area will update sustainability and climate change policies in the Official Plan, supporting tools and actions for climate change mitigation and adaptation.

The OPR will be undertaken through four phases, as shown in Figure 1: Town of Caledon Official Plan Review Process. This approach will culminate in the synthesis of various initiatives and studies that have been undertaken through **Future Caledon: Our Official Plan** to ensure that the Town's new Official Plan establishes policies that contemplate the five focus areas, while being consistent with and conforming to Provincial and Regional land use planning policies and plans.

Figure 1: Town of Caledon Official Plan Review Process



1.2 Purpose

This Report is the first major deliverable of Phase 1 of the OPR. This Report identifies and reviews the key policy drivers and inputs that need to be considered in the new Official Plan, as well as the format and design of the new Official Plan. To date, the Town has completed or is undertaking several other studies and policy exercises which will serve as inputs into this Report. Based on this Background Review, this Report will provide a preliminary understanding of the gaps and conflicts between the current Official Plan and more recent Provincial plans and policies. The Review is not a line-by-line review of individual policies but is intended to document and assess the significant policy changes made by the Province and ongoing policy directions that are being evaluated by the Region. On this basis, this Report includes an initial assessment of policy gaps that will be further refined through future phases of the OPR as the various inputs to this process are finalized. The gaps assessment will ultimately form the basis of a policy conformity matrix to ensure the new Official Plan is consistent with and conforms to Provincial and Regional land use policies and plans.

2 Background Review

2.1 Overview

Official Plans are prepared and administered under a framework established by the Province of Ontario. In making decisions that affect land use planning matters, municipalities must be consistent with the 2020 PPS and conform to provincial and regional Plans prepared under the Planning Act. In addition to the 2020 PPS, this also includes A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, Office Consolidation 2020) and the Greenbelt Plan (2017). As an upper-tier municipality, the Region of Peel must update its Official Plan to be consistent with and conform to Provincial policies and plans. This is currently being undertaken by the Region through the ongoing MCR process. The updated Regional land use planning framework is then implemented locally by lower-tier municipalities, including the Town. This section of the Report will identify relevant inputs to the Town's Official Plan to evaluate their relevance to the OPR and status.

2.2 Current Town of Caledon Official Plan

The Town's Official Plan is a statement of principles, goals, objectives and policies intended to guide future land use, physical development and change, and manage effects on the social, economic, and natural environment within the Town. The Town of Caledon Official Plan (consolidated to 2018) was first prepared in 1979 to guide growth and development across the Town. Since 1979, the Official Plan has been subject to several major official plan amendments (OPAs), as well as numerous site-specific OPAs.

The following summarizes the major amendments which have occurred since the Official Plan's original adoption:

Major Conformity Reviews

- OPA 114 (approved 1997) – to establish the tri-nodal growth strategy and plan for growth and development to the year 2021
- OPA 226 (approved 2013) – to bring the Official Plan into conformity with updated Provincial plans (i.e., the 2005 Provincial Policy Statement, the 2005 Greenbelt Plan, and the 2006 Growth Plan) and plan for growth and development to the year 2031

Reviews in Response to Provincial Policy Direction

- OPA 124 (approved 1997) – to introduce updated environmental policies
- OPA 161 (approved 2004) – to introduce updated mineral aggregate resource management policies
- OPA 173 (approved 2004) – to introduce updated cultural heritage conservation policies

- OPA 186 (approved 2006) – to bring the Official Plan into conformity with the Oak Ridges Moraine Conservation Plan
- OPA 179 (approved 2009) – to conform to updated Provincial policies and plans regarding agricultural land classifications

The Town's new Official Plan will need to be updated to be consistent with and conform to the legislative and policy changes that have been more recently introduced by the Province. The Town is also required to conform to the policy directions that are established through the Peel 2041+ MCR. The intent of this Report is therefore to better understand these recent and evolving policy changes and subsequently to identify potential gaps or conflicts with the Town's in-effect Official Plan. A preliminary policy assessment is presented in this report to inform the key changes that will need to be made to the Official Plan and identify gaps in the work program for Future Caledon.

2.3 Provincial Legislation and Policy

2.3.1 Planning Act

The Planning Act is provincial legislation (law) that establishes the rules and procedures for land use planning matters in Ontario. Section 16 of the Planning Act establishes specific direction to municipalities for preparing and updating official plans. Section 16 also provides direction regarding the intent and scope of Official Plans, addressing key policy themes including the social, economic, built and natural environment of the municipality, affordable housing, and other matters. The Planning Act also establishes minimum requirements for public consultation and participation for preparing Official Plans and may include policies and procedures for informing and obtaining the view of the public in respect of planning instruments such as zoning by-laws, plans of subdivision, consent applications and others. Lastly, the Planning Act authorizes planning authorities to implement a wide variety of planning tools to guide development and direct growth within their jurisdiction. Many of these planning tools, including Community Improvement Plans, Community Planning Permit Systems and others, require enabling policies through an Official Plan.

In recent years, the Province has introduced a series of legislative changes which have modified the Planning Act in response to new Provincial direction, as summarized below. Policies of the Town's new Official Plan will need to implement these various legislative changes and updates.

Smart Growth for Our Communities Act, 2015 (Bill 73)

The Smart Growth for Our Communities Act, 2015 (Bill 73), largely took effect on June 1, 2016, and made significant amendments to the Planning Act, along with changes to the Development Charges Act. In broad terms, the reforms introduced by Bill 73 were intended to improve citizen engagement and the appeals process. Other changes were meant to give municipalities more tools to fund community services and growth.

Building Better Communities and Conserving Watersheds Act, 2017 (Bill 139)

On December 12, 2017, the Building Better Communities and Conserving Watersheds Act (Bill 139) received Royal Assent. Bill 139 has created an extensive range of reforms related to planning appeals including placing a greater priority on the decisions of planning authorities. Many changes made by Bill 139 were further amended by Bill 108 (see below). Bill 139 also modified Community Planning Permit legislation, which set out an

alternative approach to development approval processes in place of zoning and site plan control. O. Reg. 173/19 requires that a municipality's Official Plan address various matters prior to Council adopting a community planning permit system.

More Homes, More Choice Act, 2019 (Bill 108)

The More Homes, More Choice Act (Bill 108) was introduced by the Provincial government on May 2, 2019. The most significant changes relate to planning appeals, additional residential units, development charges and community benefits charges (formerly known as Section 37 Benefits), and inclusionary zoning within Major Transit Station Areas (MTSAs). The new additional residential unit framework expands upon the previous second unit provisions of the Planning Act and authorize the use of three units on a property that contain a single detached, semi-detached, or townhouse dwelling. This includes allowing an additional residential unit within the primary dwelling and a unit within an ancillary structure.

With regards to inclusionary zoning within MTSAs, the Province introduced O. Reg 232/18 to establish further direction. In order to enable inclusionary zoning, the regulation requires that an Official Plan contain policies which establish the approach to authorizing inclusionary zoning and specifies the various policy areas (e.g., size of the development, locations and areas of inclusionary zoning) to be considered. The Official Plan is also required to set out the approach to monitor and ensure that the require affordable housing units are maintained for the required period.

Bill 108 also introduced changes to the development charges framework and introduced the community benefits changes. The Province subsequently introduced O. Reg. 509/20, which prescribes additional details for the community benefits charge authority and parkland dedication. This includes reporting requirements, exemptions from community benefits, the prescribed percentage, and the content requirements for a community benefits charge strategy.

COVID-19 Economic Recovery Act, 2020 (Bill 197)

Bill 197, the COVID-19 Economic Recovery Act, was introduced in 2020 in response to the global pandemic. Schedule 17 of the Act includes several changes to the Planning Act as it relates to the community benefits charge.

2.3.2 Provincial Policy Statement, 2020

The 2020 PPS came into effect on May 1, 2020, as an update to the 2014 PPS. The 2020 PPS establishes the Province's interest as it relates to land use planning matters in Ontario. The Town's Official Plan and subsequent land use planning decisions are required to be "consistent with" the 2020 PPS.

Key changes introduced by the 2020 PPS include:

- An increased emphasis on the changing climate;
- A requirement that planning authorities identify appropriate locations for transit-supportive development to ensure a supply of a range of housing options through intensification and redevelopment;

- Greater emphasis on increasing the supply of both affordable and market-based housing and a new requirement that planning authorities provide for a full range of housing options, particularly through redevelopment and intensification;
- Requiring municipalities to ensure an adequate 25-year land supply for both for housing and employment, representing an increase from the 2014 PPS's 20-year requirement;
- Municipalities are required to maintain at least a 15-year (formerly 10-year) supply of residential lands and a 5-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment;
- An expansion of the land use compatibility policies to emphasize protection of employment uses from sensitive land uses; and
- A series of new and revised definitions.

2.3.3 A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 (Office Consolidation 2020)

Effective May 16, 2019, A Place to Grow replaced the 2017 Growth Plan for the Greater Golden Horseshoe. Many policies of A Place to Grow were introduced to increase the supply of housing to improve affordability in the Greater Golden Horseshoe. A Place to Grow also establishes new minimum density targets and updated population and employment forecasts to be consistent with the 2020PPS. In August 2020, Amendment 1 to the 2019 Growth Plan came into effect and a revised land needs assessment methodology was released. The Town of Caledon Official Plan currently conforms to the 2006 version of the Growth Plan.

Key themes and changes introduced through the 2019 Growth Plan as well as Amendment 1 in 2020 include:

- Schedule 3 is updated to reflect a newly developed reference growth forecast and requiring municipalities to plan to the year 2051;
- Updated agricultural land base mapping and associated implementation procedures within the Greater Golden Horseshoe;
- Revised minimum intensification requirements that are calibrated based on the degree of urbanization of a municipality;
- A series of new and revised definitions; and
- The introduction of greater flexibility for development in Major Transit Station Areas within Provincially Significant Employment Zones.

In addition to the above, the Province also undertook an exercise that culminated in 2017 to ensure consistency between the various Provincial land use plans, including the Growth Plan, Greenbelt Plan, Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan. This updated Provincial land use planning policy framework will need to be evaluated against the Town's in-effect Official Plan through the policy assessment process to ensure conformity.

2.3.4 Greenbelt Plan, 2017

The Greenbelt Plan came into effect on July 1, 2017 and, together with the Oak Ridges Moraine Conservation Plan (ORMCP) and the Niagara Escarpment Plan (NEP), identifies where urbanization should be avoided, to protect the agricultural land base and the area's ecological and hydrological features. The Greenbelt Plan, together with the ORMCP and NEP, builds on the policies of the 2020 PPS. The Greenbelt Area comprises 'Protected Countryside' (including 'Natural Heritage System' and 'Towns / Villages'), 'Urban River Valleys', 'Niagara Escarpment Plan Area' and the 'Oak Ridges Moraine Area'. The Town's in-effect Official Plan will need to be evaluated against the updated Greenbelt Plan to ensure its policies conform to the review policy framework, principally regarding the natural heritage system mapping, lot creation, expansion of settlement areas, and agricultural land use permissions and the protection of agricultural areas that are subject to the Greenbelt Plan.

2.3.5 Oak Ridges Moraine Conservation Plan, 2017

The Oak Ridges Moraine Conservation Plan (ORMCP) was established under the Oak Ridges Moraine Conservation Act, 2001. The latest version of the ORMCP is dated May 2017. The Oak Ridges Moraine is a significant landform located within southern Ontario, which runs 160 km from the Trent River in the east to the Niagara Escarpment in the west, roughly parallel with Lake Ontario. The Moraine benefits from a unique concentration of environmental, geological and hydrological features, with the purpose of the ORMCP being the provision of land use and resource management planning direction concerning the protection of the Moraine's ecological and hydrological features and functions. The Town of Caledon Official Plan was brought into conformity with ORMCP through OPA 186 in 2006. Policies of the in-effect Official Plan will need to be updated to reflect changes introduced through the 2017 ORMCP.

2.3.6 Niagara Escarpment Plan, 2017

The Niagara Escarpment Plan was originally approved on June 12, 1985 and was revised because of reviews that were initiated in the 1990s and subsequently in 2015. The purpose of the Niagara Escarpment Planning and Development Act, 1990, is "To provide for the maintenance of the Niagara Escarpment and land in its vicinity substantially as a continuous natural environment and to ensure only such development occurs as is compatible with that natural environment." The Provincial Government completed minor changes to the Niagara Escarpment Plan that came into effect on June 1, 2017. In general, these changes provide additional clarification to the existing policies and improved alignment with other Provincial documents. Policies of the in-effect Official Plan will need to be updated to reflect changes introduced through the 2017 NEP.

2.3.7 Other Provincial Initiatives

Other Provincial initiatives and plans will need to be recognized through the Town's Official Plan and be contemplated by its policies. Currently, only the GTA West Transportation Corridor and future Caledon GO Station are identified as provincial initiatives that will have significant implications on the Caledon OPR. To the extent possible, Provincial initiatives will continue to be monitored and evaluated through the OPR process to understand how they might need to be treated through the Town's land use planning framework.

GTA West Transportation Corridor

The GTA West Corridor, which spans from Highway 400 in the east to the Highway 401 / 407 ETR interchange in the west, is identified in the Growth Plan as part of the required transportation improvements to support the planning vision for managing growth and development. A preferred route alignment has been identified, a portion of which is located within south Caledon. It is expected that preliminary designs will be available in the fourth quarter of 2021.

2.4 Region of Peel Official Plan and Peel 2051 Municipal Comprehensive Review

2.4.1 Region of Peel Official Plan

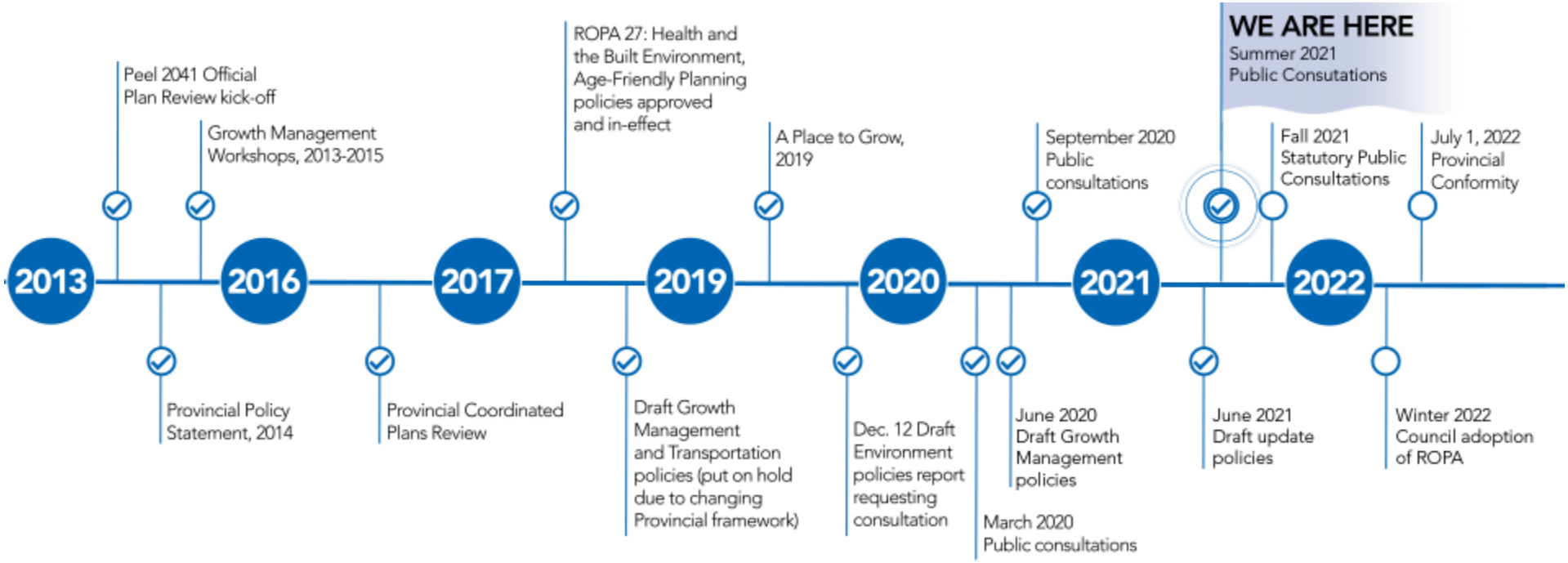
The Region of Peel Official Plan (ROP) was adopted by Regional Council in July 1996 and approved in October 1996. The Region's previous review of the ROP culminated in a series of Regional Official Plan Amendments (ROPAs 20 through 24) between 2009 and 2010 to bring the ROP into conformity with the requirements of the 2006 Growth Plan.

The ROP is organized according to geography – the Urban System and the Rural System. The ROP outlines strategies to guide growth and development in the Region of Peel within the 2031 planning horizon for the Urban System and to 2021 for the Rural System. The entirety of Caledon is currently located within the Rural System as shown on Schedule D – Regional Structure, which currently includes the three Rural Service Centres (Bolton, Caledon East, and Mayfield West), the Palgrave Estate Residential Community, and Rural Settlements.

2.4.2 Peel 2051 Municipal Comprehensive Review

The Region of Peel initiated the Peel 2051 Regional Official Plan Review (previously known as Peel 2041+) and the MCR work program in November 2013 to bring the ROP into conformity with the latest iteration of the Growth Plan. The work program and expected completion date has evolved since then and is being updated to address the latest amendment to the 2019 Growth Plan which came into effect in August 2020. Peel 2051 is expected to be completed for Council adoption by the end of 2021 or early 2022 to achieve the Provincial Growth Plan conformity deadline of July 1, 2022. An update was provided to Regional Council in July 2021, where the following updated work plan was presented, as shown in Figure 2: Peel Region Municipal Comprehensive Review Project Schedule.

Figure 2: Peel Region Municipal Comprehensive Review Project Schedule (Peel Region Website, August 2021)



A draft of the Major Transit Station Area ROPA was prepared in Fall 2020 for consultation, while a comprehensive ROPA for the MCR is scheduled to be released in Fall 2021. Staff have provided direction to Regional Council that the MCR ROPA will be presented for statutory consultation in Fall 2021, with adoption to follow in late 2021.

In June 2021, a tracked change version of the ROP was released to present the proposed draft policy updates to the ROP.

The Peel 2051 initiative includes a total of 12 emerging policy directions that have been informed through various background studies, reports, and consultation and engagement with Regional Council, stakeholders, Indigenous communities and residents. These Focus Areas and associated key technical matters are summarized as follows:

- **Climate Change and Wildland Fire Hazards:** The purpose of this focus area is to reduce greenhouse gas emissions and prepare for climate change and establish wildland fire policies to avoid locating development near hazardous forest types. This will include a new policy to provide direction on the Region's urban forest tree canopy.

- **Water Resources:** The purpose of this focus area is to improve water resources and protect drinking water from incompatible land uses and provide direction to local municipalities to identify, protect, and enhance water resource features and areas. This includes updates to various schedules and minor amendments to Source Water Protection policies for consistency with approved Source Protection Plans.
- **Greenbelt Plans Conformity:** The purpose of this focus area is to implement the Province's Greenbelt Plan, Oak Ridges Moraine Conservation Plan, and Niagara Escarpment Plan. This includes refined policies and updated mapping to reflect the Growth Plan Natural Heritage System.
- **Agriculture and Rural Systems:** The purpose of this focus area is to provide more detailed planning and implementation tools for local municipalities. This includes proposed changes that will move the Town's Rural Service Centres from the Rural System to the Urban System and updates to policies for agricultural lands (e.g. agricultural impact assessments, on-farm diversified uses, agriculture-related uses). In 2016, the Region, together with the Town of Caledon, completed a Land Evaluation and Area Review (LEAR) update to identify Prime Agricultural Areas to help ensure the protection of prime agricultural land for long-term agricultural use.
- **Growth Management:** The purpose of this focus area is to coordinate population and employment growth forecasts, intensification and density targets, and identify strategic growth areas with local municipalities. This includes extending the forecast horizon from 2041 to 2051 and finalizing the Region's Land Needs Assessment.
- **Transportation:** The purpose of this focus area is to shift half of the Region's travel to sustainable options such as transit, cycling, walking, and carpooling. This work also includes ongoing monitoring and updating of the GTA West Transportation Corridor policies.
- **Greenlands Systems Planning:** The purpose of this focus area is to bring the ROP Greenlands System to be consistent with and conform to Provincial plans and policies. This will include updates to the Greenlands System mapping across the Region, including new Provincially Significant Wetland evaluation mapping which has been updated by the Province.
- **Housing:** The purpose of this focus area is to update housing policies to increase the supply of affordable housing and support a range and mix of housing options. This includes rental protection policies, support for multi-unit residential housing, and inclusionary zoning policies.
- **Major Transit Station Areas (MTSAs):** The purpose of this focus area is to identify and prioritize MTSAs and transit supportive densities along priority transit corridors. The 2020 Major Transit Station Areas Policy Directions Report does not identify any primary or secondary MTSAs in the Town of Caledon. A total of two conceptual 800 metre MTSAs are identified in Caledon, including one in Bolton and one in Mayfield West.
- **Settlement Boundary Expansion:** The purpose of this focus area is to strategically expand the development boundary to accommodate future growth. The Settlement Area Boundary Expansion (SABE) resulted in the release of technical studies in June 2020, including a draft SABE map, with a focus on the agricultural and rural area (i.e., the 'whitebelt') area in the southerly portion of Caledon. Draft policies have been released to-date, with updated mapping to be released in Fall 2021 as part of the draft ROPA.

- **Aggregate Resources & Excess Soil:** The purpose of this focus area is to ensure consistency with Provincial plans and policies, update bedrock mapping, and incorporate modern approaches to aggregates planning.
    - An Aggregate Resources Policy Review Discussion Paper is being prepared jointly by the Region and Town. It is anticipated that policies related to aggregate resources will be released later in 2021 or early 2022. This portion of the ROPA may proceed separating from the main MCR ROPA.
- **Health & the Built Environment:** The purpose of this focus area is to strengthen Official Plan policies requiring that health assessments are part of the development application process, and that local councils are informed of the outcomes of the health assessment to support the creation of healthy communities.

2.5 Future Caledon: Our Official Plan Reports & Inputs

2.5.1 Background

The Town of Caledon launched the Future Caledon: Our Official Plan process in 2018 with early work completed to determine the studies and inputs that would be required to complete the OPR. In 2019, the Town's online engagement platform was launched following the completion of a comprehensive Marketing and Engagement Strategy to guide public and stakeholder consultation throughout this project.

Under the umbrella of the Future Caledon: Our Official Plan process, the Town initiated several technical studies and plans under the 5 Focus Areas which will feed into the Town's new Official Plan. **Table 1**, below, identifies and summarizes the dozens of projects and studies which are ongoing or have been completed, and will ultimately inform policy direction for the new Official Plan.

Table 1: Future Caledon Supporting Process, Studies and Initiatives

Document Name	Timing / Status	Official Plan Implications
Peel 2051	**Ongoing** **(Planned Completion End of 2021/Early 2022)**	The Town of Caledon Official Plan will need to conform to the Region of Peel Official Plan. The Region is undertaking a series of technical studies which will result in a Regional Official Plan Amendment(s) which will impact the Town's Official Plan. The completion of the MCR process will be a critical determinant of the timely completion of Future Caledon due to the vast number of interdependencies and inputs.

Document Name	Timing / Status	Official Plan Implications
Town of Caledon Housing Study	**Completed 2017**	The policy directions and recommendations outlined in Section 7 of the Housing Study will be used to inform policy updates to address the current and emerging housing gaps that were identified through the comprehensive analysis.
Town of Caledon Age-Friendly Planning Study	**Completed 2017**	The Caledon Age-Friendly Planning Study will provide direction to policies established through the new Official Plan that contemplate age friendly community principles including housing, transportation and outdoor spaces.
Caledon 2020-2030: An Economic Development Strategy for the Town of Caledon	**Completed 2020**	The Caledon 2020-2030: An Economic Development Strategy will provide direction that is considerate of economic development and community improvement policies of the new Official Plan.
Bolton Queen Street Corridor Study	**Completed 2019**	The Bolton Queen Street Corridor Study provides inputs to the Town's new Official Plan regarding the Bolton Queen Street Corridor.
Bolton Special Policy Area Study	**Completed 2017, awaiting Provincial Approval**	The Bolton Special Policy Area Study will provide specific direction to relevant Special Policy Area policies through the new Official Plan. The Bolton Special Policy Area Study will also inform necessary updates to the delineation of the Bolton Special Policy Area boundary that will be implemented through the Official Plan schedules.
Palgrave Estates Residential Community Policy Review	**Completed 2018**	The revised policies for the Palgrave Estates Residential Community developed through this policy review will be required to be implemented through the Town's new Official Plan.
Preservation of Rural Community Character and Infill Policy Review	**Completed 2019**	The findings of the Preservation of Rural Community Character and Infill Policy Review will provide direction to rural settlement/rural area policies in the Town's new Official Plan.
Town of Caledon Agricultural Trends Study	**Completed 2021**	The Agricultural Trends Study will inform new agricultural land use policies established by the Town's new Official Plan. Specific policy direction may be

Document Name	Timing / Status	Official Plan Implications
		considerate of permitted uses, agricultural related uses, on-farm diversified uses, second dwellings, among other relevant subject topics.
Duty to Consult (Indigenous Inclusion) Protocol	**Ongoing** **(Planned Completion 2021)**	The Duty to Consult Protocol may inform relevant policies, including administrative and implementation policies, in the Town's new Official Plan.
Town of Caledon Affordable Housing Strategy	**Completed 2021**	The Affordable Housing Strategy will provide policy direction to the Town's new Official Plan by identifying the Town's specific role in the provision of affordable housing and supporting associated initiatives.
Town of Caledon Design Policies Study	**Completed 2021**	The Design Policies Study will result in a new series of policies for the Official Plan. It is anticipated that these policies will be consolidated in one consolidated section which will be integrated into the Official Plan.
Aggregate Study (joint with the Region of Peel)	**Ongoing** **(Planned Completion Late 2021 / Early 2022)**	The Study will be used to update the Town's aggregate land use policies through the new Official Plan. Relevant policies in the Town's in-effect Official Plan are established through Section 5.11.
Employment Land Needs Study	**Ongoing** **(Planned Completion 2021)**	The Employment Lands Needs Study will partly inform the growth management policies of the Town's new Official Plan. More specifically, the Employment Land Needs Study will serve as the technical basis for developing policies that implement employment forecasts and allocations.
Town of Caledon Multi-Modal Transportation Plan Update	**Ongoing** **(Planned Completion 2021)**	The Multi-Modal Transportation Plan Update will provide direction to relevant transportation and sustainability policies in the Town's new Official Plan.
Employment Growth Model	**Ongoing**	The Employment Growth Model will provide input to relevant economic development and employment area policies in the Town's new Official Plan.

Document Name	Timing / Status	Official Plan Implications
	(Planned Completion 2021)	
Climate Change Policy Discussion Paper	**Completed 2020**	The Climate Change Policy Discussion Paper provides planning policy direction regarding climate change mitigation and adaptation that will be contemplated by the Town's new Official Plan based on the five focus areas. The Town has also proposed a series of policy recommendations within the Community Climate Change Action Plan – Implementation Table to provide input into supportive policy.
Intensification Study Update	**Ongoing** **(Planned Completion Q4 2021)**	The Intensification Study will provide policy direction to the Town's new Official Plan to satisfy Provincial and Regional growth allocations to the year 2051. The Intensification Study will identify candidate lands to accommodate future intensification growth within the Town and will inform associated land use designations, the minimum intensification target and other policies.
Aggregate Rehabilitation Master Plan	**Completed 2021**	The Master Plan will provide policy direction to the Town's new Official Plan regarding aggregate resource operations and rehabilitation. The Town's in-effect Official Plan contemplates mineral resources, including rehabilitation under Section 5.11.
Archaeological Master Plan	**Completed 2021 (Indigenous Engagement Ongoing)**	The Archaeological Master Plan will provide direction to reviewing relevant policies in the Town's existing Official Plan regarding cultural heritage conversation.
Marketing and Engagement Strategy	**Completed 2019**	The Engagement Strategy establishes a framework and protocol to build transparency and accountability through the Official Plan Review Process by identifying when, where and how the community will be engaged. The Engagement Strategy will be administered throughout the Official Plan Review process.

Document Name	Timing / Status	Official Plan Implications
Excess Soils Study	**Completed 2021**	The Excess Soils Study will provide policy direction to the Town's new Official Plan regarding the appropriate management of excess soil.

2.6 Summary of Inputs, Documents and Other Drivers

Each of the documents, processes, and studies outlined in Sections 2.4 and 2.5 will have implications on the development of new policies for the Town's Official Plan. The various initiatives will ultimately inform the OPR process and in some cases may have implication to the project schedule. The following considerations are identified in this regard:

- The Region's MCR remains ongoing, with growth projections and allocations having been recalibrated in accordance with the updated Provincial Land Needs Assessment and the 2051 planning horizon. For the purpose of the Town's Official Plan Review, consideration will need to be given to potential scheduling implications for local studies that require the Regional growth projections and allocations, such as the Intensification Study, Employment Land Needs Study, and Employment Growth Model, for example, which will utilize the Region's work as an input.
- Similarly, the Settlement Area Boundary Expansion component of the MCR remains in development. The draft SABE policies have been released in July 2021 to accommodate planned growth to 2051. A revised SABE mapping is planned to be available as part of the draft ROPA in Fall 2021. This will be a key driver of the Town's OPR process, including the Intensification Study, Employment Land Needs Study, and Employment Growth Model, for example.
- The Region's revised schedule for the MCR is planned as a single amendment (with the Aggregate Resources & Excess Soil focus area as an exception, as previously mentioned) through a planned report to Regional Council in the Fall of 2021. This report will request authorization to proceed with statutory public consultation taking place in Fall 2021, and final Regional Council adoption planned for late 2021/early 2022.
- The Town has prepared or is preparing a wide range of different studies that will feed into many of the new themes and policy topics that have emerged through recent Provincial policy changes. Section 3 of this Report begins to tie these studies to specific Policy changes to inform whether there are specific gaps in the work program.

Figure 3 illustrates the relationship between the Town's four-phased approach to the OPR and the timing of the Regional MCR and Regional Official Plan Amendment.


Phase 1
Phase 2
Phase 3
Phase 4
Determine Format and Design of the New Official Plan
Preparation of Proposed Policy Directions Report
Draft Official Plan
Final Official Plan Document
WE ARE HERE
November 2020 – October 2021
September 2021 – February 2022
January – August 2022
March 2022 – Q4 2022
June 2021
Peel 2051 Draft Policies
Fall 2021
Peel 2051 MCR ROPA
Late 2021/Early 2022
Peel 2051 Council Adoption
Previously Completed Future Caledon Studies

3 Policy Gaps, Conflicts, and Opportunities Assessment

The purpose of Section 3 is to identify the major policy gaps, opportunities for new policies, and potential conflicts between the Town's current Official Plan and emerging or recent Provincial/Regional policy. This section builds on the background review completed in Section 2. **Table 2** identifies the issue, opportunity, conflict or gap, summarizes the key Provincial and/or Regional policy drivers, the current context of the Town's Official Plan, and assesses the key gap or opportunity. The table is organized into the 5 Focus Areas of the Town's OPR. Given the evolving nature of the Region's MCR and the various future Caledon initiatives, further gaps or opportunities may be identified and added through subsequent iterations of this Background Review & Gaps Analysis Report. A subsequent report prepared through this OPR will build upon this table to propose policy directions for each of the gaps, opportunities and conflicts identified in Table 2.

For convenience purposes, the following is a list of acronyms used in Table 2:

- OPR: Town of Caledon Official Plan Review
  - The term "Future Caledon" also refers to the Town's broader Official Plan Review project brand
- PPS: Provincial Policy Statement, 2020
- Growth Plan: A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019
  - This document was amended in 2020 (Amendment #1)
- ORMCP: Oak Ridges Moraine Conservation Plan, 2017
- NEP: Niagara Escarpment Plan, 2017
- Greenbelt Plan: Greenbelt Plan, 2017
- MTSA refers to Major Transit Station Area, a term that is defined in A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), as amended
- MCR refers to the Region of Peel's Municipal Comprehensive Review of the Regional Official Plan, which is currently underway
- SABE refers to the ongoing Settlement Area Boundary Expansion process being undertaken by the Region of Peel and other stakeholders
- FSA refers to the focused study area being examined through the SABE process
- LPAT: Local Planning Appeal Tribunal

Table 2: Policy Gaps, Conflicts and Opportunities Assessment

Focus Area 1: Growth, Settlement, Housing and Employment

1) Growth Management and Settlement Areas

No.	Issue, Conflict, or Gap	Key Provincial and Regional Policy & Legislation Drivers and Resources	Current Town of Caledon Official Plan Context and Town Studies/Inputs	Assessment of Key Gaps, Conflicts or Opportunities
1	There is a need to plan for forecasted population and employment growth, including implementing the expanded 2051 Planning Horizon. Currently, the Official Plan only plans for growth to the year 2031.	— Schedule 3 of the Growth Plan (2019), and the associated Provincial Land Needs Analysis, provides the basis for the Region to conduct its growth management analysis. — The Region has issued draft growth allocations to the Town of Caledon to 2051 in Summer 2021. — A Settlement Area Boundary Expansion (SABE) process is underway, as led by the Region with input from the Town, including supporting technical studies for an identified Focused Study Area (FSA) which is contained in Caledon. Although the FSA was delineated in conjunction with the 2041 growth horizon, the FSA is understood to have been delineated in a manner that allows for growth to 2051 to be potentially accommodated. Further analysis is being conducted in relation to planning for growth from 2041-2051, including revisions to the SABE mapping. — The Town is currently conducting a review of residential intensification opportunities. This review will inform growth allocations within the Town's settlement areas, representing an input into the Region's overall growth planning and the amount of	The current Official Plan contemplates growth up to the year 2031. Section 4.2 contains the Growth Management policies for the Town, including forecasts and allocations. Updates are required to implement the growth management work being led by the Region and to direct growth, with guidance from the Region, to appropriate locations within the Town.	The need to consider and plan for growth to the year 2051 contemplated by the recent changes to the Growth Plan is a key consideration of the Caledon Official Plan Review. The Region provides overarching requirements and guidance regarding growth management in the Town which will drive the Town's more detailed growth management policies. The Region's MCR was initiated in consideration of the 2041 horizon and now considers the 2051 horizon. The Town is also conducting a review of residential intensification opportunities which may inform the amount of growth that must be allocated as part of the SABE. Coordination with the Region should be undertaken in this regard. The SABE is an important input into Caledon's Official Plan Review, as it is anticipated to result in an expanded urban area in the southerly portion of Caledon. The ultimate location of the

No.	Issue, Conflict, or Gap	Key Provincial and Regional Policy & Legislation Drivers and Resources	Current Town of Caledon Official Plan Context and Town Studies/Inputs	Assessment of Key Gaps, Conflicts or Opportunities
		growth that has to be accommodated through the SABE process. — The PPS requires implementing a 25-year horizon, but the Growth Plan's time horizon to 2051 takes priority. The PPS contains other requirements regarding settlement area expansions and supply of land to accommodate growth, which will need to be applied through the Region's MCR process. — Some lands adjacent to Bolton and Mayfield West have been subject to Local Planning Appeal Tribunal (LPAT) processes for consideration to expand the urban boundary (ROPA 30 and 34, respectively).		SABE should be confirmed against the Town's vision for growth, including the location and size of community and employment areas. Once the boundary is confirmed, there is a need to establish a framework for future planning within the SABE. As a result of this OPR, it is anticipated that there will be further direction for a Secondary Plan study for the SABE, including other processes (e.g., Master Environmental Servicing Plan, subwatershed study(ies)). A specific land use framework to guide growth within the future SABE lands will be integrated into the Official Plan at a later date. Direction from the Region with respect to growth management is underway. Coordination with the Region is required, including an understanding of how the Region will consider the Town's intensification opportunity analysis in the allocation of growth to the SABE.
2	There is a need to establish a clear hierarchy of settlements, to direct growth to these settlements in an appropriate manner, and to support development of complete communities in accordance with Provincial and Regional policy.	— The Growth Plan and PPS establish a range of policies to ensure that the majority of growth is directed to settlements, and that growth is allocated appropriately to the settlements based on a range of considerations, such as servicing potential. The PPS and Growth Plan strongly emphasize the creation of complete communities, and require that growth be focused and directed to settlement areas.	The Official Plan currently establishes a hierarchy of settlements, including Rural Service Centres, Hamlets, and Villages, as well as the Palgrave Estate Residential Community (see Section 4.1.1 of the Official Plan). This hierarchy dates back decades and	There is a need to reflect updates to the settlement hierarchy in the Official Plan. The Region is moving away from Rural Service Centres, for example, and towards establishing an Urban System and Rural System. The overall approach to growth management and allocation of growth within Caledon's settlement areas will

No.	Issue, Conflict, or Gap	Key Provincial and Regional Policy & Legislation Drivers and Resources	Current Town of Caledon Official Plan Context and Town Studies/Inputs	Assessment of Key Gaps, Conflicts or Opportunities
		— The Provincial NEP, ORMCP, and Greenbelt Plan contain policies related to settlement boundary expansions and other specific policies applicable to settlement areas. The ORMCP continues to delineate the Palgrave Estate Residential Community area as an area where growth is permitted, subject to the Town's Official Plan. — There are updated Provincial criteria/policies for settlement area expansions that will need to be reflected (in particular, Section 2.2.8.3 of the Growth Plan and Sections 1.1.3.8-1.1.3.9 of the PPS). — The Region of Peel has conducted analyses on rural settlements, including a summary of requests made by landowners to expand Village/Hamlet boundaries: https://www.peelregion.ca/officialplan/review/pdf/Appendix-VI-Rural-Settlements-Technical-Memo.pdf — The Region has issued draft materials regarding its new hierarchy of settlements. This directly impacts the Town as it identifies a new Rural System versus an Urban System, which is not directly reflected in the Town's Official Plan. — The Region has indicated that they will conduct targeted consultation in early 2021 to address requests to expand rural settlements and Caledon East. — The PPS has updated general policies and policies for planning settlement areas (Section 1.1.3.3). — There are updated policies regarding settlement area expansions. There is an opportunity to adjust settlement area boundaries outside of an MCR (see Growth Plan Sections 2.2.8.4 - 2.2.8.5) including rural areas (Growth Plan Section 2.2.8.7).	the context for these communities has changed in some cases. The Town has conducted a residential intensification study, which will inform growth potential in the settlement areas. The Official Plan includes growth management policies and policies related to settlement area expansions in Section 4.2.3. The Palgrave Estate Residential Community policies contained in Section 7 of the Official Plan was subject to a comprehensive policy review, led by the Town, which resulted in a Draft Official Plan Amendment that will be considered through this Official Plan Review process.	change. For example, the majority of growth has historically occurred in Caledon East but there is limited remaining (if any) greenfield opportunities. The SABE will be the focus of the Town's future greenfield growth. However, it is anticipated that some growth may still occur in all settlements, ranging from minor infill to major development where permitted. There is a need to confirm the work and analysis with respect to the allocation of growth amongst the Town's settlements. While this may be directed by the Region to an extent (e.g., the SABE), the Town will have authority to consider allocations amongst the settlements (e.g., the Villages). This will in part be informed by the Town's ongoing intensification study which will identify the potential for the existing settlements to accommodate growth through intensification. The Official Plan, for example, currently identifies a Village Study process to be conducted for the Town's various Villages, resulting in growth allocations for each Village, but the Studies have not been completed for all Villages. Further consultation regarding the settlement area hierarchy, growth allocations, and the Official Plan's current approach to the settlement area

No.	Issue, Conflict, or Gap	Key Provincial and Regional Policy & Legislation Drivers and Resources	Current Town of Caledon Official Plan Context and Town Studies/Inputs	Assessment of Key Gaps, Conflicts or Opportunities
				hierarchy and growth allocations is required. Further review of settlement boundary requests near, or adjacent to, Caledon's settlement areas is required on a case-by-case basis. These requests are currently being considered by the Region. There is a need to confirm whether any work or activity regarding the Growth Plan's policies for contemplating settlement area boundary changes outside of the MCR are being considered by the Region. There is an alignment issue between the PERC as designated by the Province compared to the Town/Region. The Region's consultants have recommended maintaining the current boundary.
3	There is a need to implement a minimum density target for designated greenfield areas and related policies.	— The Province requires a minimum greenfield density target and related implementation policies (Section 2.2.7 of the Growth Plan). Through its MCR, the Region has established a draft target of a minimum of 65 people and jobs per hectare for its greenfield areas. This is a Region-wide target, implemented largely within the lands included in the SABE process in Caledon, which will be a major focus of greenfield growth in the Region. The Region has indicated that further review of the density target is required in light of the need to address the 2051 planning horizon.	Section 4.2.2. establishes a minimum density target of 50 residents and jobs per hectare.	The Town's current greenfield density target will need to be updated based on the outcomes of the growth management work and the preferred density requirement established. It is assumed that the minimum target set by the Region will be applicable to Caledon and its SABE, although the Regional target will be measured and achieved across all designated greenfield areas in the Region.

No.	Issue, Conflict, or Gap	Key Provincial and Regional Policy & Legislation Drivers and Resources	Current Town of Caledon Official Plan Context and Town Studies/Inputs	Assessment of Key Gaps, Conflicts or Opportunities
4	There is a need to establish a minimum residential intensification target and complete/implement an Intensification Strategy.	— Section 2.2.3 of the Growth Plan requires implementation of a minimum target for intensification. — An Intensification Market Analysis was conducted by urbanMetrics Inc. to help inform an appropriate range of densities and unit types that could be appropriate from a market perspective. — The Region is targeting a 5% intensification target for the Town of Caledon (as identified in the June 2021 draft policies)	— Section 4.2.2 of the Official Plan establishes a framework for preparing an intensification strategy. The Plan recognizes the Town's relatively limited potential to accommodate intensification. — The Town is currently undertaking a concurrent residential intensification study to inform an appropriate local target.	There is a need to update the policy framework of Section 4.2.2 to implement the outcomes of the Town's residential intensification strategy. This work will need to be coordinated with the Regional MCR to inform a suitable target for Caledon and establish appropriate policies. The intensification strategy should help to provide overall guidance and input into the suitability of each land use designation's policies regarding unit typologies and densities. The land use policies should be aligned to contribute to the overall intensification target.
5	There is a need to implement policies for Major Transit Station Areas (MTSAs) as planned and delineated by the Region and other lands near frequent transit.	— Section 2.2.4 of the Growth Plan provides direction regarding planning for MTSAs, which are areas delineated around higher-order transit stations where higher densities and mixed-use development should be concentrated to capitalize on transit service. — The Planning Act contains recently updated provisions regarding MTSAs and appeal procedures. It is noted that inclusionary zoning, a tool that would require new residential developments to include affordable housing units, creating mixed income developments, can be used within MTSAs and is limited in other areas outside of an MTSA. — The Region has conducted an analysis of MTSAs and Draft Regional Official Plan policies which establish broader guidance: https://www.peelregion.ca/officialplan/review/pdf/Appendix-III-Major-Transit-Station-Area.pdf	Section 4.1.6 of the Official Plan addresses Major Transit Station Study Areas, contemplating their study and evaluation. The Official Plan does not yet identify Major Transit Station Areas on the land use schedules for Mayfield West and Bolton and does not establish policy direction for these areas. The Town has authored a staff report linked here indicating the Town prefers that its MTSAs should be considered high priority and not low priority, from a study perspective, as considered by the Region. Staff recommended an Interim Control By-law be applied to the Bolton GO	The Region has identified two MTSAs in the Town. The first being associated with the future planned Caledon GO station in Bolton as a primary MTSA. The second being a conceptual MTSA in the Mayfield West community, whose boundaries can be confirmed through a future subsequent Secondary Plan exercise. The Town recommends advocating to Metrolinx to expedite GO service improvements in Bolton. There is a need to confirm the status of these discussions and update Section 4.1.6 of the Official Plan. The March 20, 2021 MZO aligns with the Province's

No.	Issue, Conflict, or Gap	Key Provincial and Regional Policy & Legislation Drivers and Resources	Current Town of Caledon Official Plan Context and Town Studies/Inputs	Assessment of Key Gaps, Conflicts or Opportunities
		— Metrolinx has completed guidelines regarding Mobility Hub planning and the Province has completed Guidelines for Transit-Supportive Development. — On March 5, 2021, the Province announced that the lands near Humber Station Road and King Street will be designated for a future Caledon GO rail station. A Minister's Zoning Order (MZO) was issued to designate the lands accordingly.	Station MTSA, to limit development until the MTSA study is completed.	commitment to plan for GO service in Caledon.
6	There is a need to implement upper tier direction for minimum density targets for Strategic Growth Areas, Employment Areas, and other areas, as appropriate.	— The Growth Plan requires that the Town implement upper tier direction for Strategic Growth Areas (Section 5.2.3.2.b). — Under the PPS, the upper tier is required to identify growth and development areas (Strategic Growth Areas) (Section 1.2.4). — Regional work through the MCR identifies Strategic Growth Areas on a new Official Plan schedule (Draft) including the two potential MTSAs and a conceptual Local Intensification Corridor linking Mayfield West's MTSA to Downtown Brampton/Mississauga via Hurontario.	The Official Plan does not yet address these emerging directions from the Region.	The Caledon Intensification Study may identify other potential Strategic Growth Areas from a local perspective. Coordination with the Region is required to understand whether the Region is seeking input on the establishment of Strategic Growth Areas.
7	The Town may consider planning for development beyond the 2051 planning horizon in delineated built-up areas, subject to criteria.	— The Growth Plan establishes a policy allowing municipalities to plan for development beyond the plan's horizon for Strategic Growth Areas that are subject to minimum density requirements, and subject to criteria (Section 5.2.4.5).	The Official Plan establishes policies to develop an Intensification Strategy which is underway. This Strategy will inform this opportunity.	The Caledon Intensification Study may identify potential for intensification that may be designated by the Official Plan for development beyond the 2051 planning horizon. For this to occur, the criteria of Section 5.2.4.5 of the Growth Plan must be achieved. Coordination with the Region is required to review these opportunities.

2) Employment

No.	Issue, Conflict, or Gap	Key Provincial and Regional Policy & Legislation Drivers and Resources	Current Town of Caledon Official Plan Context and Town Studies/Inputs	Assessment of Key Gaps, Conflicts or Opportunities
8	Employment lands must be designated and protected for mainly employment purposes. This includes addressing associated policies including ensuring land use compatibility; conversion; permitted uses; transition; major retail; design/mobility considerations, etc.	— Section 2.2.5 of the Growth Plan provides direction to municipalities to protect and plan for Employment Areas. Similarly, Section 1.3.2 of the PPS directs planning authorities to plan for, protect, and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs. The Region has identified employment areas through its MCR process, in draft, along with policy directions: https://www.peelregion.ca/officialplan/review/pdf/growth-management-policy-directions-report.pdf — There is a need to consider any employment land conversion requests. These are listed in Appendix VI to the Region's Growth Management Policy Directions Report, linked above. — The Province's policies for ensuring compatibility with employment uses have been updated (Section 1.2.6 of the PPS). — The Region of Peel has been examining the concept of a Peel Enterprise Zone including preparing a Business Case: https://www.peelregion.ca/officialplan/review/pdf/Peel-Enterprise-Zone-Business-Case.pdf — The SABE process will ultimately result in the designation of new Employment Areas in Caledon. Approximately 550 - 750 hectares of Employment Areas are required by 2041; this work is being updated to address the 2051 horizon. Per Provincial policy, growth management for employment lands	Caledon's Official Plan generally identifies and protects for Employment Areas, including employment areas in Bolton, Tullamore, Mayfield West, Victoria Business Park. These areas are being designated by the Region which currently does not identify employment lands specifically anywhere in the Region. Many employment areas in the Town are subject to Secondary Plans including separate land use schedules. The future employment lands that will be included as part of the SABE are not yet implemented in the Official Plan. The Town is conducting an Industrial, Commercial, and Institutional Study which will inform employment designations and policies. The Town last completed an Employment Lands Review in 2007 (updated in 2010) but this Review only addressed the 2031 growth planning horizon. Further, the Town's Economic Development Strategy may contain relevant context and actions. The	The Official Plan does not address the future Strategic Employment Area which would be implemented through the SABE process and a future Secondary Plan. The minimum density requirement will need to be reviewed from a local perspective. The extent of the draft identified employment areas in Bolton by the Region is larger than what is currently designated in the Town's Official Plan; this is subject to a ROPA process. There is a need to review and update general policies regarding conversions, permitted uses, efficient use of employment lands, compatibility policies and employment area intensification policies. In light of more recent OPR inputs (e.g., 2051 horizon), there is a need to confirm local input and the current status of the Peel Enterprise Zone. The employment lands in the SABE will be identified and integrated into the Official Plan through a separate process, such as a Secondary Plan.

No.	Issue, Conflict, or Gap	Key Provincial and Regional Policy & Legislation Drivers and Resources	Current Town of Caledon Official Plan Context and Town Studies/Inputs	Assessment of Key Gaps, Conflicts or Opportunities
		beyond the 2051 horizon can be contemplated, subject to criteria. — The Region has produced a Discussion Paper on its Employment Strategy: https://www.peelregion.ca/planning/officialplan/pdfs/employment-strategy-discussion-appendix-v.pdf	Official Plan should align with this document.	
9	There is a need to review and implement the Provincially significant employment zones (PSEZs) as identified by the Province.	— The Growth Plan establishes a framework for the Province to identify Provincially significant employment zones (Section 5.2.12). A large area is identified in Bolton which extends beyond the current settlement boundary. — The Region's Policy Directions Report overlays the Province's PSEZs and the Region's proposed Employment Areas designation.	The Official Plan does not address Provincially significant employment zones. However, the Official Plan establishes employment land use designations.	Further confirmation is required regarding the nature of discussions between the Region/Town and the Province regarding PSEZs in the Town. It is unclear if the Region was suggesting the PSEZs should be expanded to encompass other proposed Employment Areas in Tullamore and Mayfield West. The Province has not yet established detailed policies regarding PSEZs as may be contemplated by Section 2.2.5.12 of the Growth Plan. Updates to the Official Plan will be required to recognize the PSEZs and apply required policies.
10	There is a need to consider and review Employment Areas policies within MTSAs, including consideration for mixed-uses, residential uses, and directing major office uses to and in these areas.	— The Growth Plan includes policies regarding employment lands in MTSAs (Section 2.2.5) including some flexibility regarding the permission of residential uses. — The Region's recommended policy direction is to introduce flexibility for employment conversions, where the Employment Area overlaps with certain MTSAs.	Lands around the potential Bolton MTSA are designated for Dry Industrial / agricultural purposes. Lands in the potential Mayfield West MTSA include some former agricultural/ vacant land now designated for employment.	Further review is required with respect to the designation of these MTSAs and the applicability of these policies in Caledon. The Region has identified the Caledon GO MTSA as a primary MTSA, and that the Mayfield West MTSA will only be conceptually identified at this time.

3) Housing

No.	Issue, Conflict, or Gap	Key Provincial and Regional Policy & Legislation Drivers and Resources	Current Town of Caledon Official Plan Context and Town Studies/Inputs	Assessment of Key Gaps, Conflicts or Opportunities

11	The Region, in consultation with the Town, will implement policies regarding housing supply/choice including setting identifying housing types to meet projected/current needs and other objectives.	— The Growth Plan and PPS establish requirements for the Town to coordinate with the Region to provide policies that will ensure housing needs are being met (Section 2.2.6 of the Growth Plan and Section 1.4.3 of the PPS).
		— The Region has completed the 2018 Housing and Homelessness Plan.
		— The Region has identified a range of policies and objectives to support these broader Provincial guiding policies, including:
		  — Minimum affordability target;
		  — Mix of unit types; and,
		  — Vacancies.
		— The Region's Housing Master Plan sets an approach for the Region to create more affordable housing.
		— Bill 108, the More Homes, More Choices Act, introduced legislative requirements and tools to help enable municipalities to support meeting housing needs and expanding the range of choices. Some of these matters are discussed in separate topics in this matrix.
			Section 3.5 of the Official Plan contains policies regarding housing. The intent of the policies is to provide for the current and future needs of the Town, but these needs are evolving.
			The Town completed a Housing Study in 2017 which will inform the Official Plan's policies Further, the Town is currently undertaking an Affordable Housing Strategy which will inform housing needs, tools, and policies.
				The Town's Official Plan predates the completion of the Regional studies and Bill 108. The housing policies and land use designation policies will need to be reviewed and updated to address the Town's role in accommodating current and projected housing needs and to conform to Regional policies.
				There will be a need to consider how the densities surrounding the Caledon GO station MZO will be allocated in the OP.

12	There is a need to review and update policies regarding Additional Residential Units (ARUs). ARUs, a Provincial term, refers to additional dwelling units that are within an accessory building or are	— The Planning Act has been updated to consider that two ARUs be contemplated on lots in conjunction with single detached, semi-detached, and townhouse dwellings. — The various Provincial plans (ORMCP, Greenbelt Plan and NEP) also contain specific requirements	Section 3.5.3.10 addresses policies for apartments-in-houses. The Town's Affordable Housing Strategy may identify policy directions applicable to ARUs.	The framework and permissions for ARUs needs to be reviewed in light of the Province's expanded permissions and Regional policies. Some of the Town's current apartment in houses policies are detailed (e.g., minimum floor area)

No.	Issue, Conflict, or Gap	Key Provincial and Regional Policy & Legislation Drivers and Resources	Current Town of Caledon Official Plan Context and Town Studies/Inputs	Assessment of Key Gaps, Conflicts or Opportunities
	contained entirely within a single detached, semi-detached, or townhouse dwelling.	regarding permitted uses including policies regarding additional residential units. — It is noted that the various Provincial plans contain specific land use permissions within the established land use designations, which will affect where ARUs should be permitted in some cases (ORMCP, NEP, Greenbelt Plan).		and consideration should be made regarding the nature of these policies and whether a more flexible approach is warranted. There is a need to carry forward and revise policies which contemplate a monitoring system for housing. The permissions for ARUs will need to be reviewed against Provincial Plan requirements, such as the ORMCP, Greenbelt Plan and NEP to ensure conformity.
13	Policies for special needs housing and supportive forms of housing should be reviewed to consider current and future needs and Regional / Provincial direction.	— The Region's 2018 Housing Strategy and subsequent draft Official Plan Policies address directions regarding supportive forms of housing and special needs housing. — The Ontario Human Rights Commission has published a document entitled "In the Zone," which explains the discriminatory nature of certain types of restrictions on housing opportunity and choice.	Section 3.5.3.7 contains policies regarding Special Needs Housing which are high level. The Town's Housing Study, completed in 2017 and the forthcoming Affordable Housing Strategy, will inform these directions. Notably the Study indicated that there were gaps with respect to permitting uses geared to seniors and persons with disabilities, for example.	There is a need to review policies to align with Regional policy updates, associated research, and the permitted use gaps highlighted in the Town's Housing Study (2017).
14	There is an opportunity to consider Inclusionary Zoning as a tool to support the creation of new affordable housing units and mixed income housing.	— The Planning Act provides a new framework for introducing inclusionary zoning requirements, which would require a minimum percentage of units in a specified development to be maintained as affordable. — The Region's various reports and proposed Official Plan Amendment includes analysis and direction for the use of Inclusionary Zoning.	The Official Plan does not currently provide policies for Inclusionary Zoning. The Town's Affordable Housing Strategy may include direction regarding the use of Inclusionary Zoning in the Town.	There is a need to confirm the Town's role in Inclusionary Zoning and to consider a suitable policy framework. The Caledon GO MTSA will need to be considered as suitable location for Inclusionary Zoning. Without identifying MTSAs the Town would

No.	Issue, Conflict, or Gap	Key Provincial and Regional Policy & Legislation Drivers and Resources	Current Town of Caledon Official Plan Context and Town Studies/Inputs	Assessment of Key Gaps, Conflicts or Opportunities
		— Per the Planning Act, Inclusionary Zoning is limited to areas that are MTSAs, or are subject to a Community Planning Permit System (CPPS). Inclusionary Zoning cannot be used outside of these areas.		need to establish a CPPS in order to enable Inclusionary Zoning.
15	There is opportunity to contemplate a Community Planning Permit System (CPPS) for all or a portion of the Town. A CPPS is required to enable inclusionary zoning outside of MTSAs.	— The Planning Act enables municipalities to enact a CPPS, which would replace zoning and Site Plan Control in all or specified area(s) of the Town, if implemented. — The application of a CPPS would permit the use of Inclusionary Zoning more broadly than in MTSAs, as well as other potential benefits, such as streamlined approvals.	The Official Plan does not currently provide policies for a Community Planning Permit System.	There is a need to assess the Town's desire to complete a CPPS or introduce related policies through consultation with Town staff and Council. As it is the Town's intent to conduct a comprehensive Zoning By-law Review following the completion of the OPR, this is the most suitable time to consider a CPPS. Policies would need to be established in the new Official Plan to enable this tool, which may be area-specific or applied Town-wide.

Focus Area 2: Natural Resources and Agriculture

1) Agricultural and Rural Lands

No.	Issue, Conflict, or Gap	Key Provincial and Regional Policy & Legislation Drivers and Resources	Current Town of Caledon Official Plan Context and Town Studies/Inputs	Assessment of Key Gaps, Conflicts or Opportunities
16	There is a need to consider and implement the newly mapped Provincial Agricultural System / land base.	— The Province has introduced mapping and policies in the Growth Plan (Section 4.2.6) regarding a new Provincial agricultural system, inclusive of a new prime agricultural land base.	The current designation of prime agricultural areas in the Official Plan pre-dates the release of the Provincial agricultural system.	There is a need to confirm the current status of discussions between the Region, Town, and Province with respect to refining the Agricultural

No.	Issue, Conflict, or Gap	Key Provincial and Regional Policy & Legislation Drivers and Resources	Current Town of Caledon Official Plan Context and Town Studies/Inputs	Assessment of Key Gaps, Conflicts or Opportunities
		— The Region is reviewing and is responsible for implementing this system and the updated land base mapping initially, prior to the Town. The Agricultural System mapping can be refined only through the Upper Tier Official Plan Review, so the current Regional Official Plan Review represents the key opportunity to evaluate and refine this mapping.		System. Following this, updates to the designation of Prime Agricultural Land, or introduction of the Provincial system as an overlay, will be considered, as well as other policies and updates to support the concept of the Agricultural System.
17	Permitted uses and other policies for rural lands and prime agricultural lands must be reviewed to ensure they meet Provincial and Regional requirements, which generally intend to protect the agricultural land base from non-agricultural or non-compatible development and uses. Additionally, there is an intent to support farming operations and viability through appropriate flexibility, such as the permission of on-farm diversified uses.	— The Province has a range of policies regarding uses permitted within rural lands and agricultural lands including prime agricultural land. Prime agricultural lands must be designated and protected per Section 2.3.3 of the Growth Plan and Sections 4.1.1 and 4.6 of the Greenbelt Plan. The PPS also contains requirements under Section 2.3 regarding agricultural lands. — Section 2.2.9.3 and 2.2.9.4 of the Growth Plan and Section 1.1.5 of the PPS apply to permitted uses and development on rural lands. — The Region of Peel has completed a Discussion Paper on Agricultural and Rural Systems which will guide updates. While the analysis is Region-wide, it is principally relevant to Caledon, where the Region's rural lands are largely located: https://www.peelregion.ca/officialplan/review/pdf/agricultural-rural-systems-paper.pdf — New policies for prime agricultural areas and Rural Lands were introduced into the Greenbelt Plan (Sections 3.1.3 and 3.1.4), including ensuring compatibility where agricultural uses and non-agricultural uses interface and address mitigation on the non-agricultural use; maintain/enhance the geographic continuity of the agricultural land base, and connections to the agri-food network.	The Town's Official Plan designates Agricultural Lands and Rural Lands which are guided by Sections 5.1 and 5.2, respectively. The Town conducted a thorough update to its policies for permitted uses in the Agricultural areas, so the Plan reflects certain recent terminology and policy issues, but the Plan predates some recent changes to Provincial policies.	The land use policies, permissions and criteria will need to be assessed to ensure conformity with the Region's policy directions and various applicable Provincial plans and policies, which differ across the Town. Work completed by the Region will help inform this review, although some of the Town's policies were recently updated. The status and relevance of the Land Evaluation and Area Review (LEAR) Study initiated by the Region/Town needs to be confirmed.

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		— In 2015, the Region and Town undertook a Land Evaluation and Area Review update, which was intended to inform the designation of Prime Agriculture, and minimum distance separation and agricultural-urban edge planning. The update can be found here: https://www.peelregion.ca/planning/paawg/lear-mds.htm — The Province has released guidelines regarding permitted uses in Prime Agricultural Areas, which help guide on-farm diversified uses and agriculture-related use permissions. These guidelines can be found here: http://www.omafra.gov.on.ca/english/landuse/permitteduses.htm — Similarly, the Provincial NEP and ORMCP have been updated with respect to permitted uses in the various land use designations established in these Plans which must be reviewed through the Official Plan Review.		
18	There is a need to ensure compatibility between agricultural and non-agricultural uses, such as application of minimum distance separation formulae and requirements for completing agricultural impact assessments to evaluate compatibility. There is also opportunity to establish policy guidance for edge planning, where urban and agricultural uses interface.	— The Region of Peel has completed a Discussion Paper to review Minimum Distance Separation Formulae (MDS). MDS is a Provincial methodology and tool for assessing appropriate separation distances between agricultural and non-agricultural uses, to mitigate land use compatibility impacts (i.e., odour). The Discussion Paper includes some policy recommendations that can be found here: https://www.peelregion.ca/officialplan/review/pdf/minimum-distance-seperation-formulae-guideline.pdf — The Region has also completed an Edge Planning for Agriculture Discussion Paper which may contain other guidance for ensuring that the edges of	Section 5.1.1.17 of the Official Plan includes policies and requirements for triggering Agricultural Impact Assessments. Section 5.1.1.16 generally requires the Town apply MDS to assess compatibility between agricultural and non-agricultural uses. The Official Plan does not contain explicit edge planning policies at this time, but the topic may be addressed implicitly through MDS and other land use policies.	There is a need to review the Town's policies regarding MDS and the requirements for Agricultural Impact Assessments to conform with more recent Provincial policies and emerging Regional policies. With respect to edge planning, there is an opportunity to include general principles and policies to apply Town-wide to transition between urban and rural areas. However, the principal opportunity for edge planning should be considered through secondary

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		Settlement Areas are planned considerately around the interfacing rural and agricultural lands: https://www.peelregion.ca/officialplan/review/pdf/edge-planning-agriculture-2015.pdf — There is a need to address the framework for Agricultural Impact Assessments as triggered in accordance with Provincial, Regional policy. Agricultural Impact Assessments are defined by the Greenbelt Plan and the Growth Plan and required in specified circumstances where there is a need to evaluate the impact of non-agricultural uses.		plan processes, which will establish the land use, density, and other design requirements.
19	The Official Plan should support an agri-food network broadly across the Town, promoting access to local food sources, considering urban agriculture, and other elements of a local food base.	— The Greenbelt Plan has introduced policies regarding establishing an agri-food network under Section 3.1.5. — The Region of Peel has completed an Urban Agriculture Discussion Paper which can inform local policies for permitting or encouraging appropriate urban agriculture: https://www.peelregion.ca/officialplan/review/pdf/urban-agriculture-discussion-paper.pdf	The Official Plan does not make explicit reference to agri-food network and urban agriculture, but the Plan contains various concepts that are related to this overall policy theme (e.g., permissions for on-farm diversified uses are included in Section 5.1.18).	The Provincial and Regional upper tier directions and guidance should inform a framework of policies for the Town's role in establishing an agri-food network. There is a need to confirm local expectations and context with respect to the desire for urban agriculture policies in the Town and other approaches for promoting access to local food.

2) Environment

No.	Issue, Conflict, or Gap	Key Provincial and Regional Policy & Legislation Drivers and Resources	Current Town of Caledon Official Plan Context and Town Studies/Inputs	Assessment of Key Gaps, Conflicts or Opportunities
20	The Town should ensure that watershed planning is	— Various Provincial policies require consideration for watershed planning including Section 4.2.1 of the	The Official Plan includes several references to watersheds /	The policies of the Official Plan with respect to watershed planning will

No.	Issue, Conflict, or Gap	Key Provincial and Regional Policy & Legislation Drivers and Resources	Current Town of Caledon Official Plan Context and Town Studies/Inputs	Assessment of Key Gaps, Conflicts or Opportunities
	conducted where appropriate, recognizing the importance and logic of managing natural resources at the watershed / subwatershed level.	Growth Plan, Section 3.2.3 of the Greenbelt Plan and requirements under the ORMCP, for example. Watershed planning is intended to be led by the Region, with partnerships from the Town and conservation authorities as appropriate. — The Great Lakes Protection Act, 2015 and Ontario's Great Lakes Strategy provide Provincial-level context and requirements about the importance of subwatershed planning and will inform policies or objectives at the local level. The Region has completed two key relevant discussion papers which include context and policy options: https://www.peelregion.ca/officialplan/review/pdf/water-resources-discussion-paper-policy-options.pdf https://www.peelregion.ca/officialplan/review/pdf/water-resources-discussion-paper-roles-responsibility.pdf	subwatersheds but there is no dedicated coordinated section or framework. Section 5.7.3.7.6, for example, allows the Town to require these studies in conjunction with large-scale development applications.	need to be reviewed to address the Provincial policy requirements and Regional directions. Further, there is a need to consider whether the Town or other agencies will be preparing subwatershed studies for areas where these studies have not been completed, and whether Town policy guidance is required. The main large-scale future greenfield development area will be the SABE lands, and watershed planning would be required in conjunction with the establishment of the boundary or through development of the Secondary Plan.
21	The Province has mapped and introduced policies for a Provincial Natural Heritage System (NHS) which needs to be implemented into the Town's Official Plan. The Region is undertaking refinement to its Regional Natural Heritage System. The new Official Plan will identify a locally established natural heritage system which addresses these inputs and also reflects local needs.	— The PPS requires a natural heritage system to be established per Section 2.1.3. — The Province has mapped a Provincial Natural Heritage System, which is subject to the policies of Section 4.2.2 of the Growth Plan. This system is required to be incorporated into Official Plans, following the Region's conformity exercise, as an overlay with applicable policies. — The Region is required to implement this system, and there is opportunity for the mapping to be refined in conjunction with its initial implementation. The Region has completed the Greenlands Discussion Paper to inform establishment of a Regional Natural Heritage System:	Section 4.1.5 contains a description of the Natural Heritage System and its components. The Official Plan mapping does not contain a specific local NHS but carries forward elements from the Provincial Plans, such as the Greenbelt Plan's NHS and supportive policies for identifying an NHS. The Official Plan includes a framework of policies regarding Ecosystem planning in Section 3.2, which appears to address aspects of a Natural Heritage System.	Generally, the NHS in the Town's Official Plan is described vaguely or is outdated in terms of describing ecosystems, and a more direct framework and description for a Natural Heritage System, along with policies, should be considered. The Provincial NHS will be refined and integrated as part of the Regional NHS which will subsequently require implementation in the Town's Official Plan. The Greenlands Discussion Paper and Credit Valley Conservation NHS Integration Project contain few references to the Province's NHS implementation. Further discussion is required to confirm the nature of

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		https://www.peelregion.ca/officialplan/review/pdf/greenlands-system-discussion-paper.pdf — Credit Valley Conservation authored a report related to Regional NHS integration which focuses on the Town of Caledon, which can be found here: https://www.peelregion.ca/officialplan/review/pdf/NHS-Integration-Project.pdf		refinements proposed to the Province's NHS mapping and how they may have incorporated Town input. There is also a need to identify local aspects of the NHS, or whether it is suitable to adopt the Regional system
22	There is a need to implement updated Provincial and Regional policies regarding protection of key natural heritage features, key hydrologic features, key hydrologic areas, adjacent lands and vegetation protection zones.	— The PPS, Growth Plan, Greenbelt Plan and ORMCP contain policies regarding minimum requirements for protecting certain features from development and site alteration. The Provincial Plans were collectively reviewed in 2017 to bring about greater alignment in terms of these policies, along with other changes. For example, new policies for key hydrologic areas were added. — The PPS establishes requirements to direct development/site alteration away from natural features and hydrologic features, per Sections 2.1 and 2.2. — The Lake Simcoe Protection Plan also contains specific policies regarding protection of features within its Plan area. — As noted above, the Region has completed several relevant Discussion Papers, particularly the Greenlands Discussion Paper, which will inform Regional policy modifications.	The Official Plan includes detailed policies regarding the protection of various features as well as area-specific policies (e.g., Section 7.10 addresses policies to protect key features in the ORMCP).	The Official Plan pre-dates some of the more recent Provincial policy changes and will need to be reviewed for conformity, such as addressing key hydrologic areas, which is a new topic. Additionally, there is a need to establish other local policies or identify expectations about where it is desirable to exceed the Province's minimum requirements.
23	Provincial policies regarding protection of drinking water sources have evolved and there is a need to ensure the Town's Official Plan is up-to-date.	— Section 2.2.1 f) of the PPS requires implementation of restrictions to protect drinking water sources. The Provincial Plans also contain requirements, including some area-specific requirements in the ORMCP, for example. Similarly, the Lake Simcoe Protection Plan	The Town's Official Plan does not currently contain policies or guidance regarding source protection.	There will be a need to incorporate a new policy framework regarding source protection which addresses various requirements from the Region and Source Protection Plans.

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		includes related policies which are specific to the Plan's area. — Source Protection Plans have been prepared and approved within the Town of Caledon and are administered by the Conservation Authorities. The Plans, prepared per the Clean Water Act, include recommended policies and directions to be incorporated into Official Plans. These plans restrict uses and activities that might negatively impact drinking water sources, so the Town's Official Plan is a key implementation tool. The role of the Official Plan is also referenced in the Clean Water Act. — The Region has prepared a Source Protection Plan Implementation Paper to identify policy options and recommendations, which can be found here: https://peelregion.ca/officialplan/review/pdf/water-resources-discussion-paper-spp.pdf		
24	The Greenbelt Plan introduces new policies regarding Urban River Valleys, which are to be implemented into the Official Plan.	— Section 6 of the Greenbelt Plan includes policies regarding Urban River Valleys. They are illustrated on Schedule 4. One Urban River Valley is identified in Bolton. Only publicly owned lands are subject to the policies.	The Official Plan does not include policies for the identified Urban River Valley identified in Caledon.	The Town's Official Plan will be updated to recognize this feature and apply policies that conform to the Greenbelt Plan.
25	The Town needs to ensure that human health and property is protected from natural hazards by directing development away from hazardous lands and sites, such as flooding, erosion hazards, and steep slopes.	— The PPS includes policies to direct development away from Hazardous Lands and sites (Section 3.1) and there are similar policies in the Provincial Plans. — The Region has conducted a range of relevant studies, which may inform policy updates, including some context and guidance in the Greenlands System Discussion Paper referenced previously, for example.	The Official Plan includes some policies related to protecting development and humans from natural hazards, but the policies are not contained in a single coordinated section. Many of these policies exist in site-specific policies or within Secondary Plans rather than being applied broadly across the Town.	The existing policies will be reviewed to ensure conformity with current Provincial policies and the Region's policy directions. Consideration should be made to introduce a dedicated section in the Official Plan on this topic to address the requirements and associated goals and objectives explicitly. This section could include preparing a natural hazard map, depending on the

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			The Town has been conducting a review of the Bolton Special Policy Area which will need to be considered in the new Official Plan. At this time, the study is pending approval with the Province, however, the Town has drafted policy changes.	availability of relevant data. The Conservation Authorities should be consulted for input and advice into policy and mapping updates. Confirmation with the Province regarding their decision on the proposed policy updates for the Bolton Special Policy Area should be obtained, as there may be the potential to incorporate the proposed policies into the new Official Plan.
26	Development is required to be directed to areas outside of hazardous forest types for wildland fire or otherwise mitigated to minimize risk to human health and property.	— Development is to be directed to areas outside of hazardous forest types for wildland fire in accordance with Section 3.1.8 of the PPS. — The Region has completed a Discussion Paper on wildland fires which can inform new policies, which can be found here: https://www.peelregion.ca/officialplan/review/focus-areas/wildland-fires.asp — The Region has prepared a new Figure in the Regional Official Plan which identifies potential locations of hazardous forest types for wildland fire. The Province's Wildland Fire Risk Assessment and Mitigation Reference Manual provides additional guidance here: https://www.ontario.ca/page/wildland-fire-risk-assessment-and-mitigation-reference-manual	The Town does not include a policy framework regarding development near or within hazardous forest types for wildland fire.	The Regional assessment and MNRF guidance will be used to inform establishment of Town policies. Confirmation with the Town is required to assess the suitability of the policies and identify any local policy needs.

3) Aggregate, Mineral and Petroleum Resources

No.	Issue, Conflict, or Gap	Key Provincial and Regional Policy & Legislation Drivers and Resources	Current Town of Caledon Official Plan Context and Town Studies/Inputs	Assessment of Key Gaps, Conflicts or Opportunities
27	The Town will need to identify and protect mineral aggregate resources and implement associated updated Provincial and Regional policies regarding permissions, rehabilitation and other matters.	— The PPS directs that mineral aggregate resources are to be protected for long-term use and identified where possible (Section 2.5). The PPS includes other requirements and policies to guide protection of the resources, rehabilitation of sites and extraction activities including extraction within prime agricultural areas. — Policies for operations and wayside pits/quarries must also address Provincial plan requirements where applicable, such as Section 4.3.2 of the Greenbelt Plan and Section 4.2.8 of the Growth Plan, as well as requirements in the ORMCP and NEP. — The Region has produced a fact sheet on the topic, indicating the scope of the Region's work will include updating its policies to reflect Provincial policy and updating mapping based on Provincial data: https://www.peelregion.ca/officialplan/review/pdf/peel-2041-aggregate-resources.pdf	Section 5.11 includes policies regarding aggregate extraction. Other area-specific policies related to aggregate uses are included in the Official Plan, such as the policies for the ORMCP Area in Section 7.10.6.2. Appendix II of the Official Plan illustrates "Aggregate Resource Fragments." The Town is undertaking a Rehabilitation Master Plan, which, at the time that this report was written, is currently underway.	The Official Plan policies will need to be reviewed and updated where appropriate to conform to more recent Provincial policy, and the Regional Official Plan when it is updated. Potential aggregate resources should be illustrated in the Official Plan based on updated information. Depending on the timing of completing the Rehabilitation Master Plan, there may be useful context or policy directions which can be considered in the Official Plan. The Excess Soils Study may also provide a basis from which to update OP policies.
28	The Town is required to identify and protect mining and petroleum resource operations.	— Section 2.4 of the PPS requires that mining and petroleum resources be protected for long term use, along with policies to ensure this protection, as well as policies to guide extraction and rehabilitation. The Provincial Plans do not provide directly relevant policies regarding mining and petroleum resource extraction.	The Official Plan does not currently include policies regarding petroleum resources or mining activities.	There is a need to confirm the relevance of these policies in Caledon, and identify whether there is a need to establish policy direction or mapping regarding mining and petroleum resources.
29	There is an opportunity to establish policies regarding sustainable use of excess soil.	— The Greenbelt Plan promotes excess soil reuse strategies per Section 3.4.2.6. — Excess soil forms part of the Aggregate resources and excess soil focus area(s) of the ongoing OPR. Policies to address excess soil forms and soil focus	The Official Plan does not currently include policies for excess soil. At the time that this report was written, the Town is currently undertaking an	Excess soil policies should be established in the Official Plan to implement the Excess Soil Reuse Strategy and address Regional and Provincial policies.

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		areas are being developed through this Study process.	Excess Soil Strategy which will inform Official Plan policies.	

Focus Area 3: Technology, Transportation and Infrastructure

No.	Issue, Conflict, or Gap	Key Provincial and Regional Policy & Legislation Drivers and Resources	Current Town of Caledon Official Plan Context and Town Studies/Inputs	Assessment of Key Gaps, Conflicts or Opportunities
30	Updated Provincial and Regional policies will guide the future development of the Town to implement complete streets, to address transportation demand management, and implement a transportation network that is safe, efficient, and meets the current and projected needs of the Town.	— Provincial policies direct municipalities to plan for transportation systems to be safe, energy efficient, facilitate the movement of people and goods, and meet projected needs (Section 1.6.7 of the PPS). There is a need to provide direction for a complete streets approach to transportation and implement guidance transportation demand management practices. The overall theme of Provincial policy emphasizes reducing automobile reliance and increasing mobility choice where possible. Section 3.2.1 and 3.2.2 of the Growth Plan provides policies that build on these themes to integrate infrastructure planning, land use planning for the long-term, and for municipalities to assess infrastructure risks due to climate change. — The Region has completed a range of documents and plans to inform updates to its Official Plan's transportation policies and systems: — Transportation Planning for New Directions Discussion Paper	The Official Plan addresses plans and policies for the Town's road network. Section 5.9 includes policies for transportation which address many of the themes in upper tier policy (e.g., Section 5.9.5.5 contains policies regarding transportation demand management). Schedule J illustrates the long-range road network and road classifications. Schedule K illustrates road right-of-way widths. The Secondary Plans (Section 7) also address transportation policies and systems in more detail for certain areas of the Town. The Town conducted a Transportation Needs Assessment in 2009. The Town has initiated the	There is a need to review and update the Town's road network and associated policies for the new planning horizon and to address themes such as complete streets, supporting agricultural vehicles and other matters. As the prior Transportation Needs Study is dated in 2009, there is a need to confirm whether this information will be updated to inform the local road network and transportation needs (i.e., via the Multi-Modal Transportation Plan which is underway).

No.	Issue, Conflict, or Gap	Key Provincial and Regional Policy & Legislation Drivers and Resources	Current Town of Caledon Official Plan Context and Town Studies/Inputs	Assessment of Key Gaps, Conflicts or Opportunities
		— The Long-Range Transportation Plan — Sustainable Transportation Strategy — Vision Zero Road Safety Strategic Plan — Regional Road Characterization Study https://www.peelregion.ca/officialplan/review/focus-areas/transportation.asp — The Region has updated its policies in draft as of June 2021.	preparation of a Multi-Modal Transportation Plan.	
31	There is need to plan active transportation comprehensively in the Town.	— The PPS promotes active transportation infrastructure and connectivity to reduce automobile trips, promote complete communities and associate impacts (e.g., Sections 1.6.7.4, 1.8.1.b). Section 3.2.3 of the Growth Plan requires comprehensive active transportation planning. — As above, the Region has conducted a number of studies regarding transportation networks which also address active transportation. This includes proposed new policies and proposed new Figures illustrating pedestrian and cycling networks. Further, the Region has completed ROPAs regarding healthy communities and age-friendly planning which will help inform active transportation policies: https://www.peelregion.ca/officialplan/review/focus-areas/health-built-environment.asp	Section 5.9.5.9 contains policies regarding active transportation. The Official Plan shows some active transportation features on its schedules, but they are disparate and there is not a comprehensive figure or illustration of a planned network (e.g. major trails are shown on Schedule J).	There is a need to review active transportation policies and ensure there is a coordinated and comprehensive plan. It is anticipated that policy updates will be informed by a range of inputs, including Regional studies as well as various Town studies. For example, the Caledon Six Villages Community Improvement Plan contains proposed active transportation routes. In the interest of meeting the Growth Plan's requirement for comprehensive active transportation planning, it would be desirable to consider a comprehensive Active Transportation Network schedule in the Official Plan.
32	There is a need to facilitate an efficient goods movement network which meets future needs.	— The Growth Plan requires municipalities to establish priority goods movement routes and address related criteria (Section 3.2.4.3). — The PPS intends for suitable employment uses on goods movement corridors (Section 1.3.2.6) and protect major goods movement facilities and corridors	Section 5.9.5.10 of the Official Plan addresses policies for goods movement, emphasizing the need to have a safe and efficient multi-modal goods movement network which addresses compatibility with residential areas.	There is a need to review and update the Town's policies to implement more recent Provincial policies and proposed Regional policies, and align with direction resulting from the Town's Multi-Modal Transportation Plan

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		(Section 1.6.8.2) as well as criteria for lands adjacent to planned corridors (1.6.8.3) — The Regional report regarding a Peel Enterprise Zone geared towards an intermodal hub as previously referenced in this table may inform goods movement policies. — The Region conducted an action-oriented Goods Movement Strategic Plan in 2017: https://www.peelregion.ca/officialplan/review/pdf/goods-movement-strategic-plan.pdf — The Region conducted a goods movement intensification assessment: https://www.peelregion.ca/officialplan/review/pdf/Goods-Movement-Intensification-Assessment-Report.pdf	The Town's forthcoming Multi-Modal Transportation Plan may inform goods movement policies.	
33	Infrastructure is subject to specific policies in the various Provincial plans that were updated in 2017.	— The Greenbelt Plan, ORMCP and NEP contain specific infrastructure policies and criteria which need to be reflected and addressed (storm water, sewage/water, transportation and agricultural infrastructure such as irrigation systems).	The Official Plan has not been updated to reflect the latest 2017 changes to the various Provincial Plans' specific requirements for infrastructure.	The Town's infrastructure policies will need to be reviewed for alignment with the more recent 2017 Provincial Plans.
34	The Town must support protection, planning and other objectives for proposed and existing infrastructure corridors.	— Section 3.2.5 of the Growth Plan and Section 1.3.8 of the PPS intend for the protection of planned corridors and related policies. — The various Regional studies and plans referenced previously contain guidance and context on infrastructure corridors at the Regional level. — The ongoing Provincial GTA West - Transportation Corridor Route Planning EA Study recommendations for a new multimodal transportation corridor will need to be considered: https://www.gta-west.com/	The Official Plan includes policies/context regarding the GTA West Transportation Corridor which are outdated.	There will be a need to review and update policies and statements regarding the GTA West Transportation Corridor. Other major corridors will need to be identified and considered. There may be value in identifying a subsection regarding infrastructure corridors, under the transportation policies, to more explicitly align the Official Plan with Provincial and Regional policies.

No.	Issue, Conflict, or Gap	Key Provincial and Regional Policy & Legislation Drivers and Resources	Current Town of Caledon Official Plan Context and Town Studies/Inputs	Assessment of Key Gaps, Conflicts or Opportunities
35	There is an opportunity to consider the need to permit or guide development of energy systems. Further, there is a need to consider green energy policies.	— The PPS indicates that planning authorities should consider providing opportunities for development of energy systems to meet current/future needs (Section 1.6.11.1 of the PPS). — The Green Energy Act, which previously removed municipal authority to regulate green energy infrastructure in order to promote its development, was repealed by the Province.	Section 5.15.2 addresses policies for development of electric power facilities as a public use. Section 3.1.3.10 addresses alternative and renewable energy systems per the Green Energy Act which was in place at the time.	There is a need to confirm the relevance of the PPS policy and any Regional or local context or direction. There is a need to consider local policies and direction regarding green energy infrastructure and uses, now that the Green Energy Act has been repealed.
36	There is a need to implement upper tier policies regarding storm water management planning and permissions.	— Section 1.6.6.7 of the PPS provides general requirements for storm water, promoting use of best practice, ensuring safety, and promoting water quality and quantity. — The Growth Plan requires stormwater master plans be prepared for serviced settlement areas that meet criteria (Section 3.2.7). — The Provincial plans contain specific policies regarding permission of storm water management infrastructure. — The Greenbelt Plan requires that infrastructure vulnerability in towns and villages be assessed (Section 4.2.3.2). — The Provincial plans include policies regarding the need to prepare stormwater management plans to support large-scale development (e.g., secondary plans, certain development applications) (Section 3.2.7.2 of the Growth Plan) and development in the Protected Countryside (Section 4.2.3.4 of the Greenbelt Plan).	The Official Plan mainly addresses storm water management in the context of preparing and implementing Secondary Plans.	The Official Plan's policies for storm water management planning will need to be reviewed to ensure alignment with upper tier policies.
37	The Official Plan must be aligned with the Provincial hierarchy for servicing	— Provincial policy contains requirements for the permitted types of water and sewage services. Section 1.6.6.2 of the PPS contains a hierarchy which promotes full municipal services for settlement areas,	The Official Plan contains various policies regarding water/wastewater servicing given the range of different	There is a need to review and confirm alignment of the Town's servicing policies with upper-tier requirements.

No.	Issue, Conflict, or Gap	Key Provincial and Regional Policy & Legislation Drivers and Resources	Current Town of Caledon Official Plan Context and Town Studies/Inputs	Assessment of Key Gaps, Conflicts or Opportunities
	settlement areas and other requirements for water/wastewater services.	for example. Section 3.2.6 of the Growth Plan builds on these requirements, establishing policies for water and wastewater servicing – including opportunities for communal servicing. — The SABE process led by the Region includes a review of water/wastewater systems for the potential new development area. — At the time that this report was written, the Region has initiated an update to its Water and Wastewater Master Plan for the Lake-Based Systems. The study area addresses portions of Caledon.	servicing types used across the diverse communities and rural areas of the Town, including policies that are specific to Secondary Plan areas.	This alignment will be tied to the establishment of growth allocations and a settlement hierarchy, as previously outlined in this table.
38	There is opportunity to update policies regarding broadband communications infrastructure in the Town, which is an essential part of conducting business, everyday life, and community participation.	— Section 1.7.1 l) of the PPS identifies the importance of communications infrastructure in the context of economic development.	The Official Plan contains general objectives regarding broadband but does not contain detailed policies. The Town completed an Information Technology Plan and has identified a range of projects and initiatives on a centrally located webpage: https://www.caledon.ca/en/town-services/internet-levy.aspx	There is an opportunity to consider identifying policies to support provision of broadband infrastructure in conjunction with development, and to recognize/facilitate partnerships to deliver infrastructure improvements. The Official Plan should reflect and also guide initiatives to promote expansion of broadband to rural areas.

Focus Area 4: Community Well-Being (Tourism, Heritage, Healthy Communities and Culture)

No.	Issue, Conflict, or Gap	Key Provincial and Regional Policy & Legislation Drivers and Resources	Current Town of Caledon Official Plan Context and Town Studies/Inputs	Assessment of Key Gaps, Conflicts or Opportunities
39	There is an opportunity, through policies in the Official Plan, to help ensure that cultural heritage resources are conserved. There is an opportunity to update policies for engaging with Indigenous communities on cultural heritage conservation and community planning processes.	— Provincial policy requires conservation of cultural heritage resources including archaeological resources (e.g., Sections 2.6.1 and 2.6.4 of the PPS and Section 4.2.7 of the Growth Plan). — Provincial Policy encourages preparation of Cultural Plan and Archaeological Management Plans (Section 4.2.7.3 of the Growth Plan and Section 2.6.4 of the PPS). — Provincial policy promotes working with stakeholders and First nations and Metis communities to develop cultural heritage policies (Section 4.2.7.2 of the Growth Plan and Section 2.6.5 of the PPS). — The Ontario Heritage Act contains a range of tools and requirements for municipalities to help conserve cultural heritage resources. — The Region has completed a cultural heritage and Indigenous engagement fact sheet: https://www.peelregion.ca/officialplan/review/pdf/other-focus-area-culture-heritage-indigenous-fact-sheet.pdf	Section 3.3 of the Official Plan addresses cultural heritage conservation including a wide range of policies which reference various tools under the Ontario Heritage Act. The Official Plan does not contain specific polices regarding consultation with Indigenous communities. The Town is completing an Indigenous Community Inclusion Protocol which can inform policy updates. The Town is conducting an Archaeological Management Plan, review of Cultural Heritage Landscapes, and Cultural Heritage Master Plan which will inform identification of cultural resources where appropriate, policies and tools.	There is a need to conduct a thorough review of the Town's cultural heritage policies for alignment with recent upper-tier policy changes. Depending on available data, there may be an opportunity to include a schedule, appendix or figure in the Official Plan to illustrate potential areas with cultural heritage or archaeological potential. Furthermore, there may be an opportunity to identify a cultural heritage resources plan or map which considers existing resources and landscapes, with supportive policies. Further input from the Town regarding policy improvements will be considered through the OPR process. As noted in this table, the Town is conducting a range of studies which will inform these updates.
40	There is a need to facilitate age-friendly and healthy community planning, in line with Provincial and other themes.	— Provincial policy addresses healthy community planning and age-friendly planning as key design, infrastructure, and land use planning themes. The notion of complete communities and healthy planning is a theme throughout the PPS.	The Official Plan does not directly address the concepts of healthy community planning, universal design, and age-friendly planning explicitly, but the Plan includes relevant principles and policies.	The Official Plan will be reviewed and updated to appropriately address these key planning themes, leveraging work completed by the Town, Region, and incorporate relevant provincial policies.

No.	Issue, Conflict, or Gap	Key Provincial and Regional Policy & Legislation Drivers and Resources	Current Town of Caledon Official Plan Context and Town Studies/Inputs	Assessment of Key Gaps, Conflicts or Opportunities
		— ROPA 27 was recently completed and provides Regional policies regarding age-friendly and healthy community planning.	The Town has completed Community Improvement Plans which emphasize these themes and include specific strategies and tools. The Town conducted an Age-Friendly Study and the Adult 55+ Strategic Plan, which will inform policy updates.	
41	There is opportunity to review and update the Town's policies for community, neighborhood and architectural design (i.e., built form, character, layout and public realm), in consideration of development pressures, changes in market demands, and local context.	— Provincial policy includes broad guidance to promote complete, healthy, liveable and safe mixed-use communities that are conducive to multiple modes of transportation (e.g., Section 1.1.1 of the PPS). The Region's Official Plan builds on these policies.	Design related policies are dispersed throughout the Plan, including policies related to different types of settlements, land use policies and policies in the Town's Secondary Plans. The Town is completing an update to its design policies through a separate exercise. The Town completed a Preservation of Rural Community Character and Infill Policy Review, which may inform the new Official Plan directly or serve as an input into the design policies review.	The design policies being formulated through the design policy review process will be integrated into the Official Plan. It is anticipated this will result in a coordinated Design Excellence section which provides overarching general guidance and implementation of the Town's Design Guidelines.
42	There is a need to address the concept of community hubs in the Town.	— Provincial policy intends for public services to be co-located in a manner that creates centralized community hubs that promote cost-effectiveness (e.g., Section 3.2.8 of the Growth Plan, Section 3.4.2.2 of the Greenbelt Plan, and Section 1.6.5 of the PPS). This includes existing public service facilities in rural areas (Section 3.1.4.9 of the Greenbelt Plan).	The Official Plan does not explicitly address the concept of community hubs.	There is a need to identify and consider community hubs in the Town and establish appropriate supportive policies. Where appropriate, a 'Community Hub' land use designation may be considered with supportive policies (e.g., the Town's administrative office and associated facilities in Caledon East).

No.	Issue, Conflict, or Gap	Key Provincial and Regional Policy & Legislation Drivers and Resources	Current Town of Caledon Official Plan Context and Town Studies/Inputs	Assessment of Key Gaps, Conflicts or Opportunities
43	The is an opportunity to include policies which speak to the Town's Recreation and Parks Masterplan (2010).	— The Planning Act permits the Town to levy parkland dedication as park of new developments.	The Official Plan addresses the policy recommendations outlined in the Recreation and Parks Masterplan, including the parkland dedication rate.	There is an opportunity to include a policy statement to indicate the need to update the Masterplan (first prepared in 2010) to address growth.

Focus Area 5: Climate Change

No.	Issue, Conflict, or Gap	Key Provincial and Regional Policy & Legislation Drivers and Resources	Current Town of Caledon Official Plan Context and Town Studies/Inputs	Assessment of Key Gaps, Conflicts or Opportunities
44	There is a need to establish policies for reducing greenhouse gas emissions (GHGs) and to consider a strategy around climate change and associated targets.	— Section 1.8.1 of the PPS requires that municipalities support reduced greenhouse gas emissions. The Growth Plan requires that municipalities develop actions to reduce GHGs and address adaptation to climate change (Section 4.2.10.1). Municipalities are also encouraged to develop strategies to address the impacts of a changing climate, improve resilience, and establish interim and long-term GHG reduction targets (Section 4.2.10.2). — Ontario completed the Provincial Climate Change Strategy in 2015. — The Region has completed a Discussion Paper regarding climate change which addresses its role in greenhouse gas emission reduction through the Official Plan Review.	The Official Plan includes policies regarding climate change under Section 3.1.3.8 including identifying support for the Town to participate in the Regional Climate Change Strategy. The Town completed the Land Use and Climate Change Policy Discussion Paper in May 2020, which assesses a range of tools for climate action. Further, the Town has opened a survey regarding climate change.	The policies related to climate change should be reviewed for alignment with more recent upper tier policy and to assess their relevance and contribution to the climate change crisis. There is an opportunity to consider preparing a local climate change strategy and set local targets. Further consultation with the Town is required to determine its potential role and policy directions.

No.	Issue, Conflict, or Gap	Key Provincial and Regional Policy & Legislation Drivers and Resources	Current Town of Caledon Official Plan Context and Town Studies/Inputs	Assessment of Key Gaps, Conflicts or Opportunities
		— The Region completed a Climate Change Master Plan (2020 – 2030) which may inform local context and directions.		
45	There is a need to consider green, sustainable approaches to infrastructure as the Town adapts to climate change.	— Section 1.6.2 of the PPS and other Provincial policies promote green infrastructure. Green infrastructure is also a defined term in the PPS. The Growth Plan intends for green infrastructure to be considered in the context of climate change planning and infrastructure. — The Region has completed a Climate Change discussion paper which references the Provincial green infrastructure policies.	The Official Plan does not use the term green infrastructure, but there are policies regarding low-impact development and other aspects of green infrastructure (e.g., Section 3.1.3.9.4). The Town completed the Land Use and Climate Change Policy Discussion Paper in May 2020 which addresses related tools.	There is a need to confirm local approach and principles to requiring or promoting green infrastructure. The Town's Climate Change Discussion Paper will inform different policies, tools and approaches for the Official Plan. Other municipalities have adopted green development checklists as a means to support climate change initiatives while providing for flexibility.
46	There is a need to plan for the effects of climate change on natural hazard risks, such as flooding and erosion.	— Provincial policy requires that municipalities preparation for climate change from the perspective of natural hazards. This includes the need to prepare for impacts of climate change and natural hazard risks (Section 3.1.3 of the PPS). Generally, the PPS intends for municipalities to address climate change impacts through development and land use patterns (Section 1.8.1 of the PPS). The Growth Plan includes requirements for climate change adaptation under Section 4.2.10, for example, and in the Greenbelt Plan under Section 3.4.2.5, for example. — As noted, the Region has completed a Climate Change discussion paper which identifies proposed Regional policy directions for climate adaptation, to meet Provincial policies.	Section 3.1.3.8 addresses climate change and identifies certain adaptation approaches. As noted, the Town completed the Land Use and Climate Change Policy Discussion Paper in May 2020, which assesses a range of tools for climate action.	The policies should be reviewed and updated to align with Provincial terminology and address Regional requirements about the need to consider climate change as part of setting development limits.
47	The Town should promote and contribute water conservation, energy conservation, and	— Provincial policy promotes water, energy conservation through land use and development patterns and other opportunities. Section 4.2.9 of the	Section 3.1.3.9 of the Official Plan contains policies regarding water and energy conservation. Section	The policies will be reviewed for upper tier policy alignment and to confirm their alignment with local

No.	Issue, Conflict, or Gap	Key Provincial and Regional Policy & Legislation Drivers and Resources	Current Town of Caledon Official Plan Context and Town Studies/Inputs	Assessment of Key Gaps, Conflicts or Opportunities
	improved air quality through its Official Plan.	Growth Plan and Section 1.8 of the PPS are applicable. — The Region's Climate Change Discussion Paper includes context and policy direction in this regard.	3.1.3.11 contains policies to help improve air quality.	needs and studies. The current policies address these matters mainly through encouraging and promoting activities, so consideration should be made to identify stronger policy language and implementation tools.

4 Official Plan Structure and Format

4.1 Overview

As outlined in the Town's Terms of Reference, this Official Plan Review is intended to result in a contemporary Official Plan document that is user-friendly, strategic, easy to read and easy to interpret. Acknowledging that the current Official Plan has been amended numerous times since the 1970s, this project provides the opportunity to reimagine a modern and forward-thinking Official Plan structure and format for the Town of Caledon.

The purpose of this section is to establish the principles for preparing the new Official Plan, present a series of formatting options for the document, and recommend a preliminary table of contents for the new Official Plan.

4.2 Principles for Developing the Official Plan

4.2.1 Structural Approach & Principles

Preparing a new Official Plan presents an opportunity to re-visit the overall structure of the Official Plan and consider changes to stream interpretation, recognize the Town's various secondary plans, and improve the overall readability of the document.

In preparing an updated Official Plan, there are two options for a municipality to consider when implementing the proposed policy changes. The first option would involve preparing one or more Official Plan Amendment(s) which updates, removes, and adds policies throughout the Official Plan to implement the outcomes of the OPR. This was the approach taken by the Town through its most recent Official Plan conformity exercise in 2013. The second approach involves crafting entirely new Official Plan for the Town which, once adopted by Council, would repeal and replace the current Official Plan with a new planning document. In addition to the required conformity changes required to the Official Plan, this approach also provides the opportunity to re-write, re-format, and update many of the other policies throughout the Official Plan and streamline redundant policies.

Based on the anticipated extent of required changes to the Town's Official Plan, and the desire to craft a more contemporary and user-friendly document which also reflects an updated vision for the Town, it is desirable to follow the second approach and prepare a new Official Plan which repeals and replaces the existing Official Plan. However, there may be sections and policies which are simply carried forward into the new Official Plan, whereas other aspects of the Plan will be reorganized, newly developed or otherwise modified.

The Town's Official Plan currently relies on the use of Secondary Plans to guide growth and land use in Caledon's Settlement Areas and ensure that they are planned to contribute to the development of Caledon as a complete community and function within the hierarchy of settlements established in the Official Plan. Secondary Plans in the Town of Caledon provide finer-grain policies and direction for the unique areas across the Town, where Town-wide policies may not otherwise be appropriate. Given the critical role of Secondary Plans under the current Official Plan, it is

anticipated that Secondary Plans will continue to be needed within the structure of the new Official Plan. Further, it is anticipated that the Region's updated OP will require local municipalities to undertake block and tertiary planning exercises to provide further, more detailed development guidance (e.g., related to sub-watershed studies, servicing, transportation, and built form). The Town's OP will need to consider policies in that regard.

It should also be noted that the Town's Official Plan contains policies related to the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan within Section 7.0 – Secondary Plans & Other Detailed Area Policies, introduced through Town-initiated Official Plan Amendments. Given the significance of these plans within the planning context of Caledon, there is an opportunity to consider integrating these policies throughout the applicable sections of the Official Plan to ensure they are properly considered as the Official Plan is interpreted. This is discussed further in Section 5 of this Report, which examines opportunity to consolidate Secondary Plans.

4.2.2 Policy Development Principles

The overall approach to crafting official plan policy is to find the right balance between prescriptive policies and offering a degree of flexibility within the Official Plan. The following principles should guide the writing and approach to new and updated policies within the Official Plan:

- Policies should be written in a manner that they are not overly prescriptive and are appropriately flexible, unless there is a need for specific, enforceable policies and details. Policies should be criteria-based, which enables strategic decision making and flexibility. This is contrasted with prescriptive policies which reference specific minimum and maximum numbers. As a rule, the Official Plan should not need to be amended, but should contemplate criteria to evaluate a range of different scenarios.
- Throughout the document, repetition and cross references to other sections should be avoided where possible to improve readability of the Official Plan and to ensure users do not miss important, relevant policy.
- A consistent writing style should be followed throughout the document. This style should yield policies that use plain language wherever possible and avoid the use of passive language (e.g., "the Official Plan encourages complete communities", versus, "complete communities will are encouraged by the Official Plan") to ensure the intent of policy is clearly articulated and can be easily interpreted.

One of the core objectives of the OPR is to ensure that the Town's Official Plan conforms to Regional and Provincial plans and policies. There are several documents that need to be considered when crafting new policy for the Official Plan (e.g., the Provincial Greenbelt Plans). There are two broad approaches to follow when addressing and considering upper-tier plans within the Town's Official Plan. The first involves replicating relevant policies from these upper-tier documents within the Official Plan. An advantage of this approach is that a reader of the Official Plan is able to understand all of the policies that apply in a convenient manner; however, this approach can also lead to a convoluted series of policies within the Official Plan as it contains those from other upper-tier plans and policy documents. This also becomes problematic when Provincial/Regional policies are modified, creating conflicts with the Town's Official Plan. This is generally the approach followed in the current Town of Caledon Official Plan. The second approach that can be followed is to only refer to the upper-tier plans and documents, without replicating their policies within the Official Plan. An advantage of this approach is that it may facilitate a more streamlined / strategic Official Plan for Caledon; however, this approach

will require that a user read and refer to the respective upper-tier plan in determining the applicable policies. The ultimate approach is likely to be a hybrid, where some upper-tier policies are integrated for clarity and other detailed Provincial Plan requirements are simply referred to.

4.3 Official Plan Format Options

4.3.1 Format Principles

The Town of Caledon's current Official Plan is an example of a more traditional structure and layout of an Official Plan with text-heavy chapters and minimal use of visual elements, such as diagrams and photographs. Preparing a "user-friendly" document extends beyond colour and graphics, and fundamentally involves considering how the Official Plan will be written and accessed. The wide majority of users (i.e., residents, the development community) access the Official Plan on the Town's website, which presents the current Official Plan across a series of separate PDF files. Due to the length and complexity of many Official Plans, it is often easy for a reader to miss a key section or misinterpret the policies of the Plan, and as amendments are added, there is a risk of missing relevant policies. Section 4.2.2 further identifies some key principles of policy development that support the preparation of a user-friendly document.

An objective of the OPR is to undertake editorial and structural changes to the Official Plan to craft a contemporary and easy-to-read Official Plan which guides growth and development across the Town. A properly formatted Official Plan, from an administrative perspective, is streamlined in its organization and facilitates and simplifies any future Official Plan amendments and updates. The following principles should be followed to guide the formatting and structural review exercise of the Official Plan document:

- **Support policy interpretation:** The format and content of the Official Plan should be user-friendly and written in plain language to serve a broad audience to the extent possible. An Official Plan contains a significant amount of policy language that may need to be contextualized or explained to the reader to convey the overarching intent of the policies. There is an opportunity to add this context to the policy through introductory statements or call-out text boxes, for example.
- **Intentional use of visuals:** Diagrams, pictures, and graphic content should be provided to assist in the interpretation of the Official Plan, including technical matters and policies. This will be facilitated through the use of white space which provides a suitable location for visuals. However, photos, infographics and diagrams as described below will not typically form an operative part of the Official Plan, as it is best for the text to take precedent. The schedules (maps) which illustrate land use designations, environmental features, design elements, or infrastructure plans, will continue to form an operative component of the Official Plan.
    - **Photos:** Photos are best used to illustrate certain land uses or desirable properties in the Town that exemplify the design or other principles being described in the policies. They can be used throughout a document to fill and balance white space, as needed.
    - **Infographics:** Infographics are a type of imagery that give an easy-to-understand overview of a topic (e.g., population growth) and are best used when there is a need to present data in a highly visual way.

- **Diagrams/Sketches:** These are custom elements that can represent policy topics in a graphic form. For example, a diagram could be prepared which shows the elements of a complete community, a preferred road cross-section, or a desirable built form.
- **Maps:** Maps are an integral component of an Official Plan and depict where the various policies of the Official Plan apply across the Town. In addition to the detailed maps or schedules required as part of Council's adoption of the Official Plan, there is also an opportunity to use conceptual maps (also as an infographic) of the Town to represent certain policies throughout the text. All maps in the Official Plan should reflect the visual characteristics and themes of the broader Official Plan.

- **Minimize redundancies and follow a consistent structure:** The document should be structured to reduce redundancies in policies and streamline any future updates / amendments. For example, all policies related to a specific topic, such as Design Excellence, should be contained in a singular section and not dispersed throughout the Official Plan. This also helps streamline future amendments to the Official Plan as it will require that multiple sections be amended.
- **Digital access and administrative ease:** The new Official Plan will be primarily accessed and used in a digital format; however, there is also a need to ensure the document is accessible in print formats. Key access and administrative considerations include:
  - **Software:** In determining the ultimate format for the Official Plan, it is important to consider Town staff limitations with respect to administration. For example, if the Official Plan is prepared in Adobe InDesign, this may pose challenges to future updates should the software not be available; however, this software offers a higher degree of customization when compared to others such as Microsoft Word.
  - **Online Access:** The online user interface for viewing the Official Plan in a web-based format should be considered to improve document accessibility and usability. Some municipalities present the Official Plan as a consolidated PDF, while others post the Official Plan as series of separate PDFs for the various sections, and others a combination of both. There is also an opportunity for the Town to consider more interactive user interfaces, such as HTML, for posting the Official Plan online. At a minimum, the Official Plan will be prepared as a PDF document for Council adoption. A lower resolution PDF file should also be made available online to ensure it is downloadable by all (i.e., without high-speed internet or on a mobile device).
  - **Accessibility:** Any selected format for the Town's Official Plan must comply with applicable accessibility legislation (e.g., Accessibility for Ontarians with Disabilities Act) and with Town standards for accessibility. Key features that will be integrated into the document include descriptive text, accessible fonts (i.e., no serifs), and high-contrast colours.
  - **Mapping:** In addition to PDF maps and schedules which form part of the Official Plan there is also an opportunity for the Town to host the Official Plan mapping on an interactive mapping platform (e.g., GIS). For example, this platform allows for enhanced search functionality and the ability to toggle various layers of the Official Plan. This could be hosted on the Town's existing 'Maps' portal on its website.

- **Incorporate Future Caledon branding and reflect the Caledon context:** The documents should follow a cohesive design which acknowledges or builds upon the Future Caledon branding. This should be emphasized in the cover page of the document. Further, and in support of the Town's on-going work in preparing an Indigenous Inclusion Protocol, there is also an opportunity for the Official Plan to present a Territorial Acknowledgement of the document in consultation with local Indigenous Communities. The use of photos or other visuals should be representative of the diverse rural/agricultural and settlements of the Town.
- **Use wayfinding elements:** Wayfinding elements will be incorporated throughout the Official Plan (e.g., colour coded sections, section-specific headers & footers, non-operative notes) to help a user navigate the document.

4.3.2 Format Best Practice Scan

A new document template will be prepared to format and structure the new Official Plan. Many municipalities and other jurisdictions in Ontario and across Canada are undertaking similar exercises to create official plans and similar policy documents that follow a contemporary style and centre the user in decisions regarding the format and style. Based on the principles outlined in Section 4.3.1, this section identifies some recently completed Official Plan and similar policy documents to understand some best practices and lessons learned to consider in formatting the new Caledon Official Plan.

Reference Links

Throughout this section, sample images of the various Official Plans and policy documents are provided. The full version(s) of these documents can be accessed at the links below.

Edmonton City Plan – https://www.edmonton.ca/city_government/city_vision_and_strategic_plan/city-plan.aspx

City of Calgary Municipal Development Plan – https://www.calgary.ca/pda/pd/municipal-development-plan/municipal-development-plan-mdp.html

City of London Official Plan – https://london.ca/government/council-civic-administration/master-plans-strategies/london-plan-official-plan

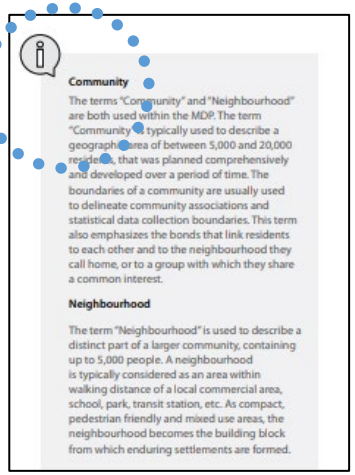
City of Kelowna Official Community Plan – https://getinvolved.kelowna.ca/ocp

City of Victoria Official Community Plan – https://www.victoria.ca/EN/main/residents/community-planning/official-community-plan.html

King Township Official Plan – https://www.king.ca/development-growth/planning-land-use/official-plan

Principle: Support policy interpretation.







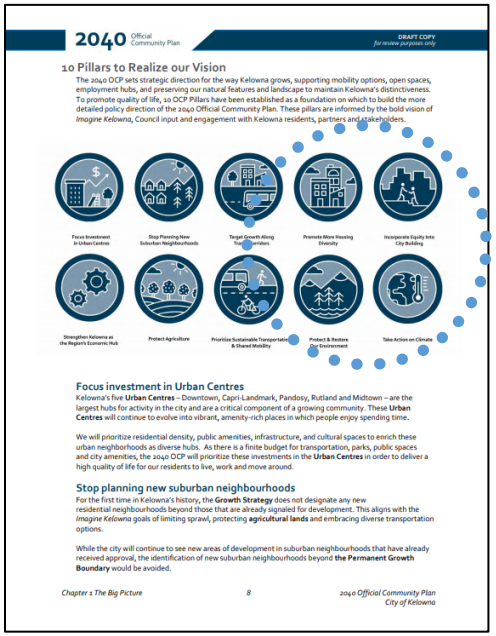
Best Practice Elements

The Edmonton City Plan (December 2020) (*left)* includes a section on "How to Use the City Plan" which explains the structure and intended organization of the Plan to help readers navigate the document.

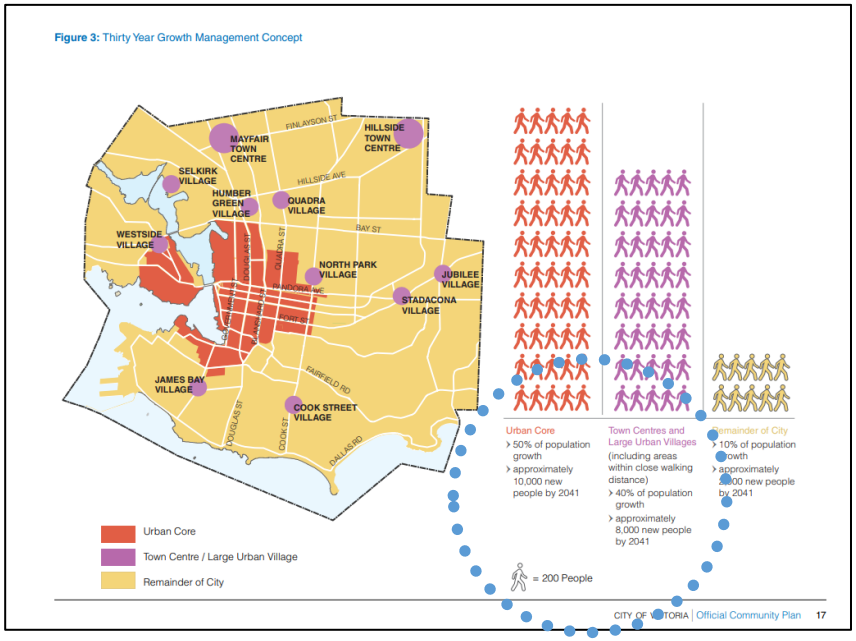
The City of Calgary Municipal Development Plan (2020) *(right)* uses plain text policy throughout the document and includes 'information' call-out boxes to provide non-operative clarity around the policies to support interpretation.

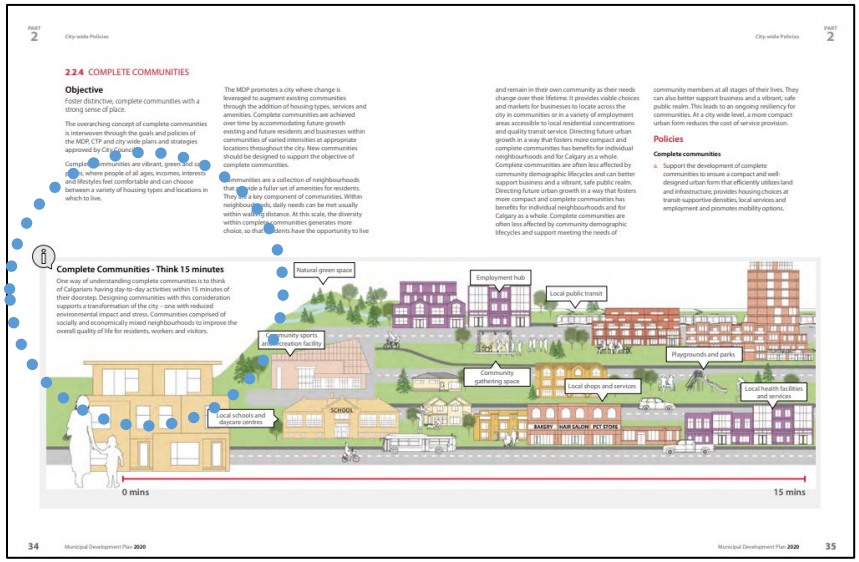
The City of London Official Plan (2016) *(bottom)* includes introductory statements at the outset of policy sections to explain the intent of the section in plain language.

Principle: Appropriate use of visuals.







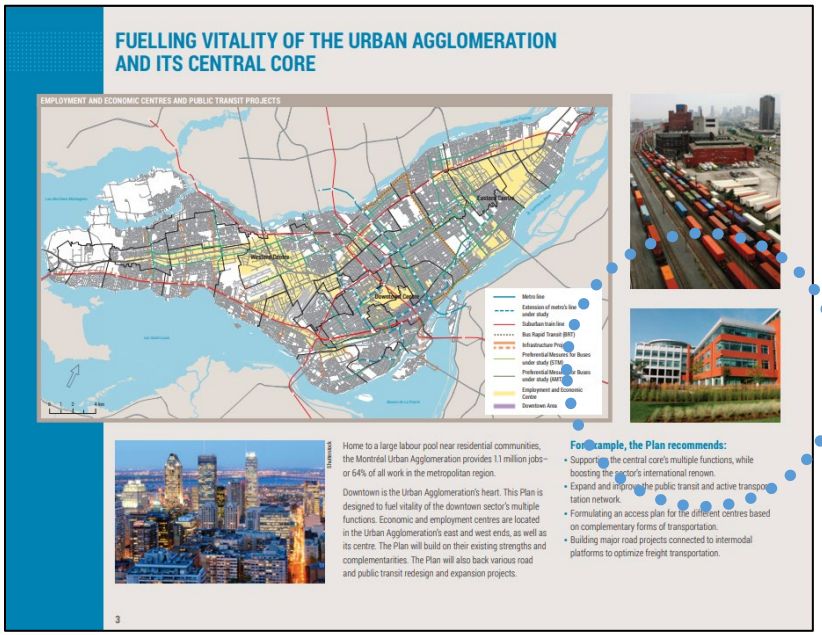


Best Practice Elements

The City of Kelowna 2040 Community Plan (Draft 2020) *(top left and middle)* uses a series of icons to represent the pillars of its vision. These icons are then used elsewhere in the Plan to refer to the vision. Pictures are used in section headers which reflect the various areas of the City.

The City of Victoria Official Community Plan (2012) *(top right)* uses a conceptual map of the City and infographic elements to present its growth management framework and population forecasts.

The City of Calgary Municipal Development Plan (2020) *(bottom)* uses illustrations to help demonstrate the elements of complete communities.

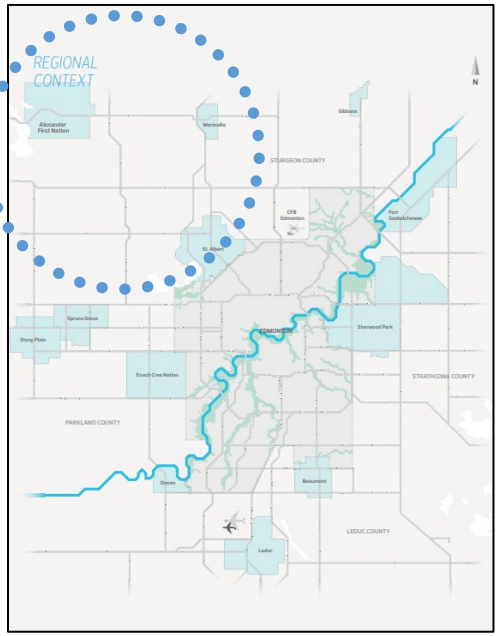


Best Practice Elements

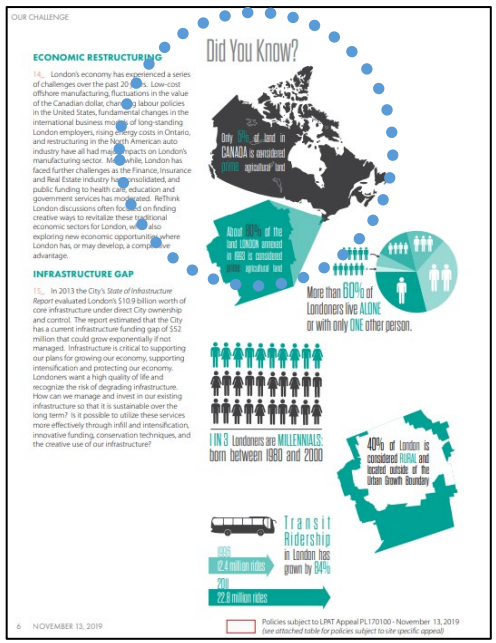
The City of Montreal Plan *(top left)* adds images and maps together with policy to communicate the intent of the Plan's policies.

The Edmonton City Plan (December 2020) (*bottom left)* uses customized / highly graphic maps throughout the Plan which follow its format.

The City of London Official Plan (2016) *(bottom middle and right)* uses images on most pages of the Plan to balance text with visuals. It also uses a series of infographics at the outset of the Plan to communicate key trends in the City.







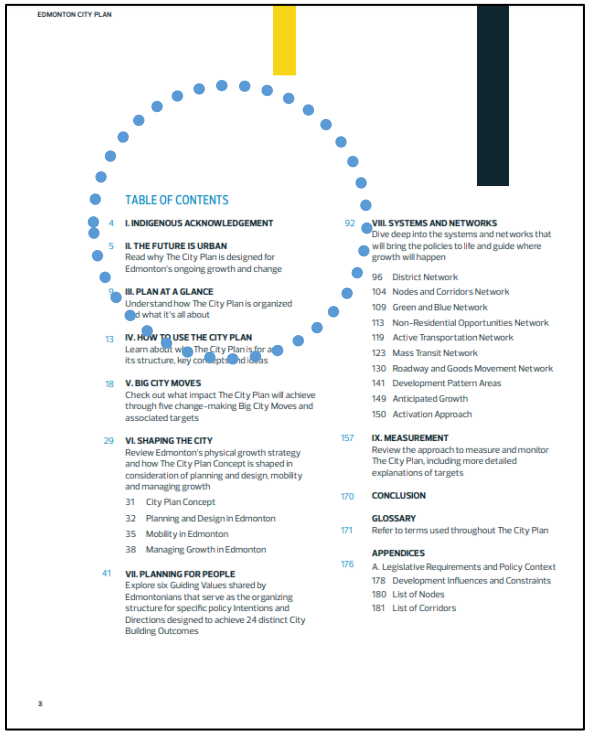
Principle: Minimize redundancies and follow a consistent structure.



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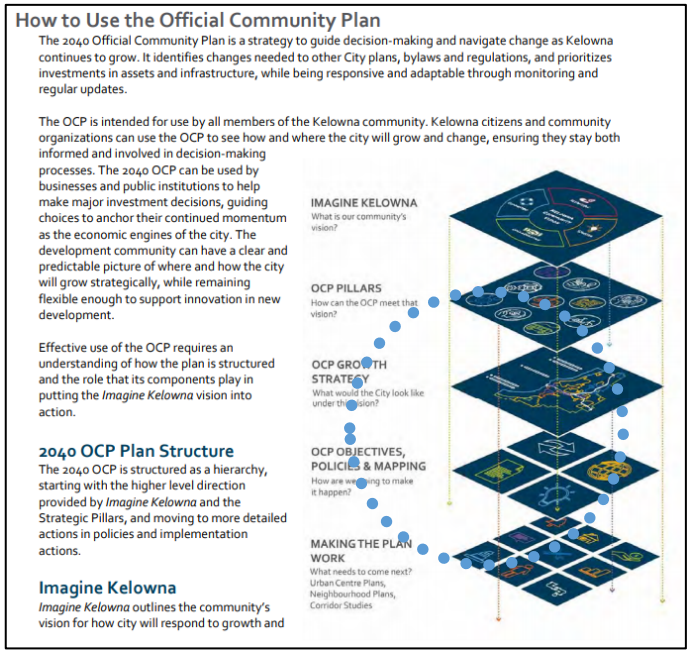


EDMONTON CITY PLAN

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3



How to Use the Official Community Plan

The 2040 Official Community Plan is a strategy to guide decision-making and navigate change as Kelowna continues to grow. It identifies changes needed to other City plans, bylaws and regulations, and prioritizes investments in assets and infrastructure, while being responsive and adaptable through monitoring and regular updates.

The OCP is intended for use by all members of the Kelowna community. Kelowna citizens and community organizations can use the OCP to see how and where the city will grow and change, ensuring they stay both informed and involved in decision-making processes. The 2040 OCP can be used by businesses and public institutions to help make major investment decisions, guiding choices to anchor their continued momentum as the economic engines of the city. The development community can have a clear and predictable picture of where and how the city will grow strategically, while remaining flexible enough to support innovation in new development.

Effective use of the OCP requires an understanding of how the plan is structured and the role that its components play in putting the *Imagine Kelowna* vision into action.

2040 OCP Plan Structure

The 2040 OCP is structured as a hierarchy, starting with the higher level direction provided by *Imagine Kelowna* and the Strategic Pillars, and moving to more detailed actions in policies and implementation actions.

Imagine Kelowna

Imagine Kelowna outlines the community's vision for how city will respond to growth and

IMAGINE KELOWNA
What is our community's vision?

OCP PILLARS
How can the OCP meet that vision?

OCP GROWTH STRATEGY
What would the City look like under that vision?

OCP OBJECTIVES, POLICIES & MAPPING
How are we going to make it happen?

MAKING THE PLAN WORK
What needs to come next?
Urban Centre Plans, Neighbourhood Plans, Corridor Studies

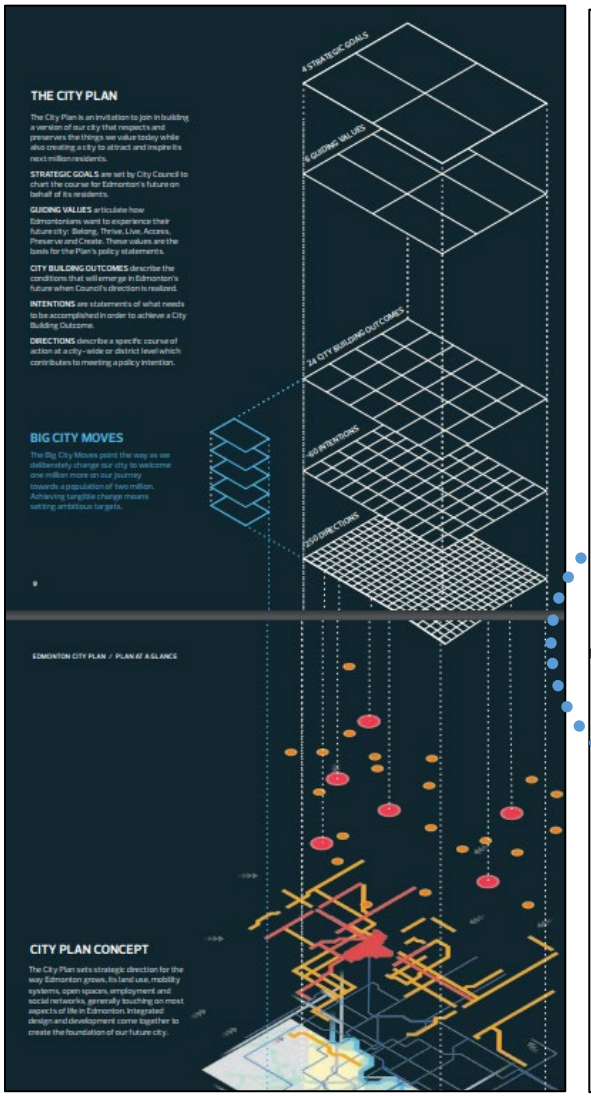
Best Practice Elements

The City of London Official Plan (2016) *(left)* uses a tailored table of contents to structure the Plan and align with overall direction of the Plan. Policies related to the various topics are consolidated within specific sections to avoid redundancies.

The Edmonton City Plan (December 2020) (*middle)* follows a consistent structure throughout the Plan and 'tells a story' of the future of the City of Edmonton.

The City of Kelowna 2040 Community Plan (Draft 2020) *(right)* establishes the structure of the Plan and uses and infographic to communicate the various 'layers' of the Plan.

Principle: Digital access and administrative ease



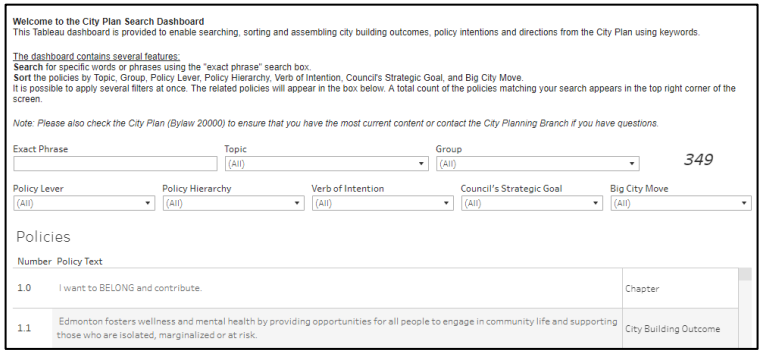


Best Practice Elements

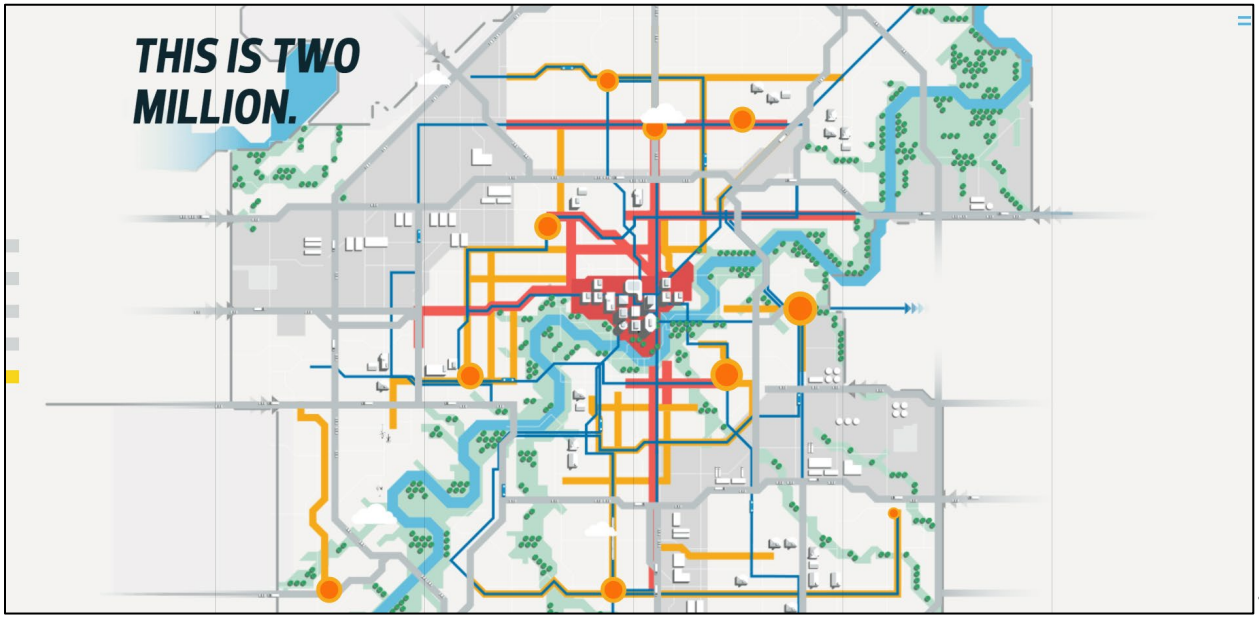
The Edmonton City Plan (December 2020) (*left and middle)* is posted as a PDF for online access. Visual elements continue vertically across pages, recognizing that users scroll through the document. The City has also launched an interactive dashboard function *(below)* to enable searching and sorting of City Plan policies by key word.

Explore the City Plan
https://www.edmonton.ca/city_government/documents/PDF/City_Plan_FINAL.pdf

Search City Policies Tool
https://public.tableau.com/profile/city.of.edmonton#!/vizhome/CityPlanSearchDashboard/TheCityPlan?publish=yes







Best Practice Elements

In addition to the PDF version of the documents, the Edmonton City Plan (December 2020) (*left)* is presented in an interactive and animated format that allows users to explore the City Plan and learn more about the vision for the future of the City.

Discover the City Plan
https://cityplan.edmonton.ca/

The Edmonton City Plan (December 2020)

Official Community Plan

- Official Community Plan [PDF - 15 MB]

Official Community Plan by Section

- Table of Contents [PDF - 45 KB]
- Section 1: Plan Overview [PDF - 1.2 MB]
- Section 2: Purpose, Scope, and Linkages [PDF - 1.1 MB]
- Section 3: Vision, Values, and Goals [PDF - 205 KB]
- Section 4: Context and Challenges [PDF - 1.2 MB]
- Section 5: Regional Context Statement [PDF - 92 KB]
- Section 6: Land Management and Development [PDF - 809 KB]
- Section 7: Transportation and Mobility [PDF - 6.2 MB]
- Section 8: Placemaking [PDF - 5.8 MB]
- Section 9: Parks and Recreation [PDF - 3.4 MB]
- Section 10: Environment [PDF - 2.1 MB]
- Section 11: Infrastructure [PDF - 4.9 MB]
- Section 12: Climate Change and Energy [PDF - 973 KB]
- Section 13: Housing and Homelessness [PDF - 1.1 MB]
- Section 14: Economy [PDF - 439 KB]
- Section 15: Community Well-Being [PDF - 1.1 MB]
- Section 16: Arts and Culture [PDF - 1.9 MB]
- Section 17: Food Systems [PDF - 1.1 MB]
- Section 18: Emergency Management [PDF - 4 MB]
- Section 19: Plan Administration [PDF - 540 KB]
- Section 20: Local Area Planning [PDF - 1.4 MB]
- Section 21: Neighbourhood Directions [PDF - 3 MB]
- Section 22: Adaptive Management [PDF - 856 KB]
- Section 23: Monitoring and Evaluation [PDF - 1 MB]

Appendices

- A. Development Permit Areas and Heritage Conservation Areas [PDF - 7 MB]
- B. Glossary of Terms [PDF - 61 KB]

Best Practice Elements

The City of Victoria Official Community Plan *(left)* is posted on the City's website both as a consolidated PDF document and as separate PDFs for each section of the documents.

The King Township Official Plan (2020) *(below)* has hyperlinked table of contents in PDF format that allows users to navigate to a specific section of the Official Plan.

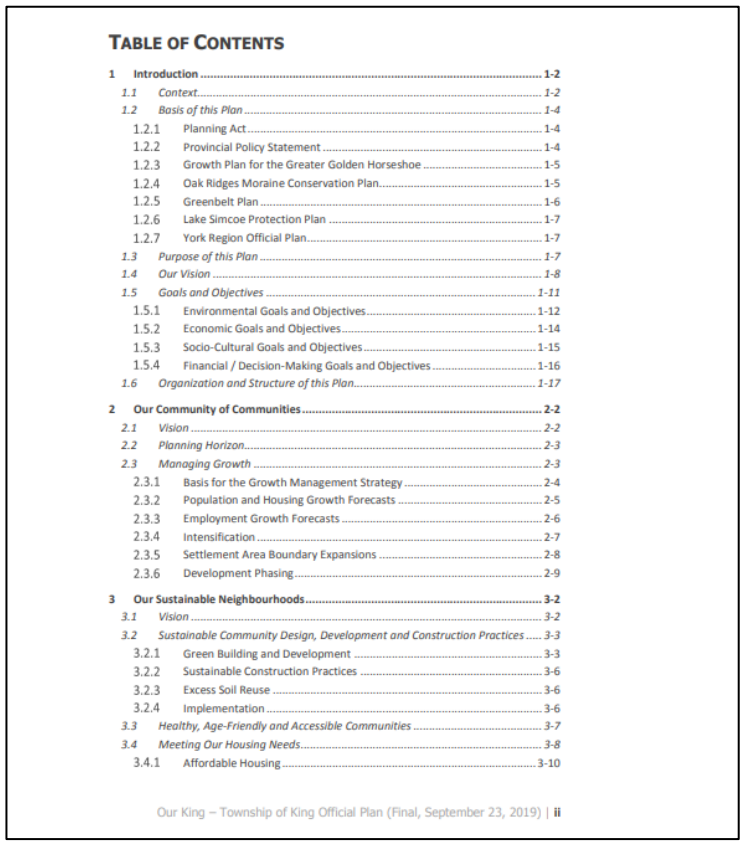


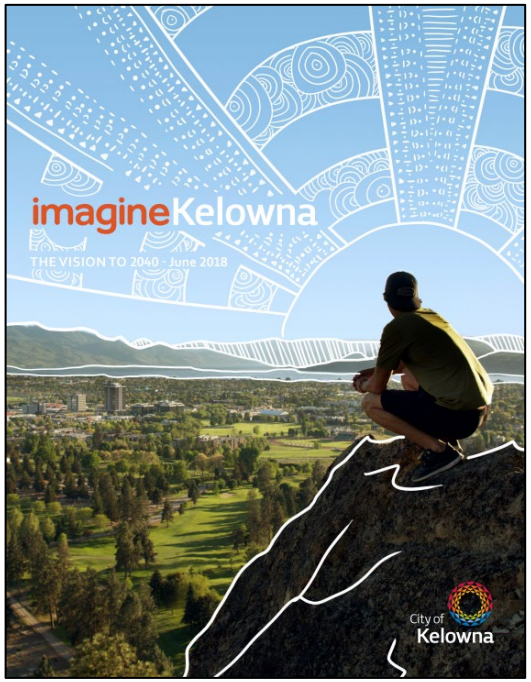
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Our King – Township of King Official Plan (Final, September 23, 2019) | ii

Principle: Incorporate Future Caledon branding and reflect the Caledon context.





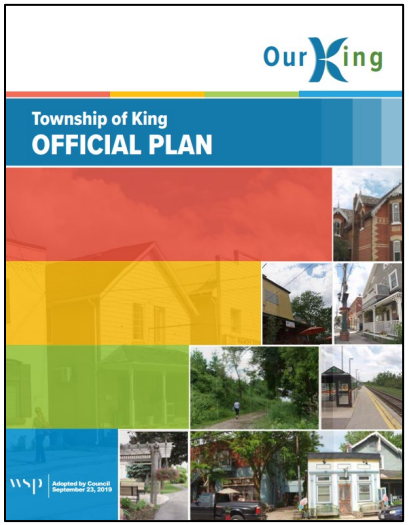
Best Practice Elements

The Edmonton City Plan (December 2020) *(top left)* and the City of Kelowna Community Plan (Draft 2020) *(top middle)* use eye-catching cover pages which reflect the brand of the respective plans, as well as the context of the respective municipalities.

The King Township Official Plan (2020) *(bottom left)* uses a cover page which follows the 'brand' of the Township.

The City of Calgary Municipal Development Plan (2020) *(bottom right)* includes a territorial (land) acknowledgement at the outset of the document.

The Edmonton City Plan (December 2020) *(bottom middle)* includes an Indigenous Acknowledgement at the outset of the document.

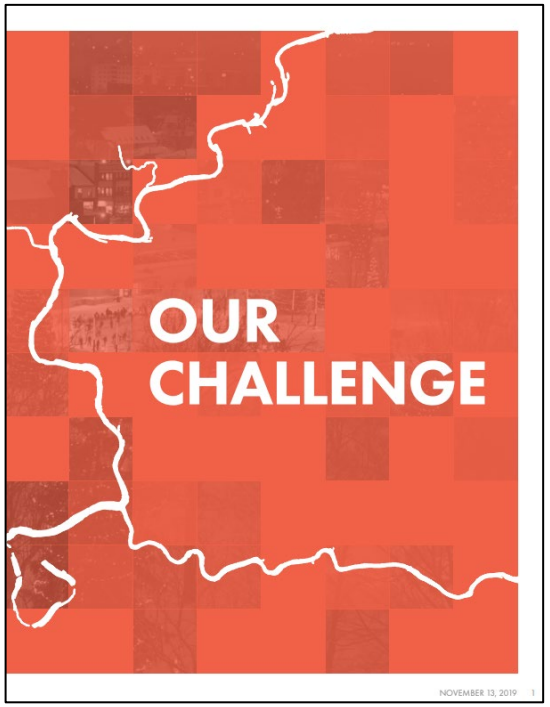


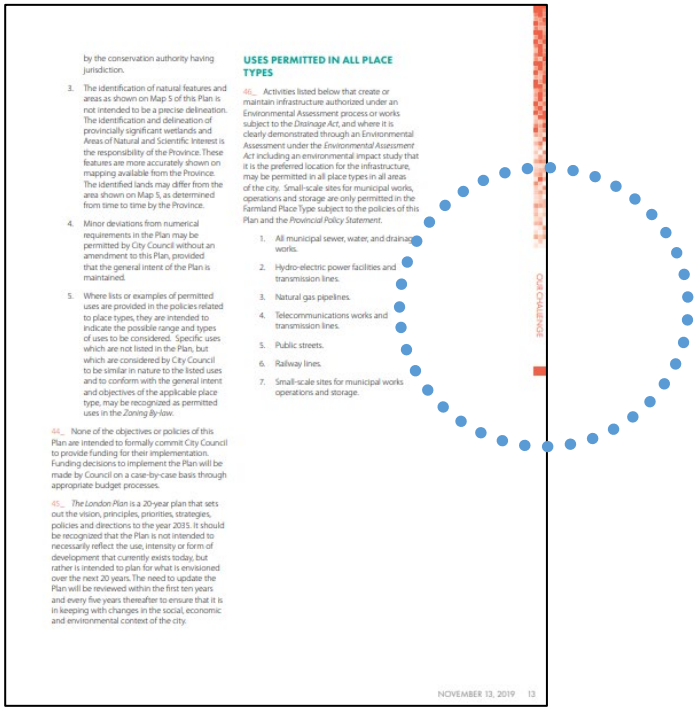




Principle: Use consistent wayfinding elements.









Best Practice Elements

The Edmonton City Plan (December 2020) *(top left)* uses vibrant section dividers between sections of the Plan.

The City of London Official Plan (2016) *(top middle and right)* uses colour-coded section dividers and sidebars throughout the section to distinguish between sections.

The City of Calgary Municipal Development Plan (2020) *(bottom)* uses simple headers to identify the various sections of the Plan

4.3.3 Official Plan Format Options Workshop

To inform the development of a document template and format for the Official Plan, a workshop was held on August 18th with the Technical Advisory Committee, which included Town staff and key stakeholders, to seek input into each formatting principle and key considerations for the OP. The input received from this workshop will be used to prepare an Official Plan template concurrently with the subsequent Policy Directions Report. Once finalized, the template will be used to prepare the new Official Plan. The following is a summary of comments received from staff regarding the Official Plan format:

Support Policy Interpretation

- Work with the Town's corporate communications department in terms of format requirements;
- Include plain English synopses before each policy section, which may include images and graphical elements to break up the text;
- Plain language (Grade 5-8) is the standard for policy writing; and,
- Compliance with AODA is critical.

Appropriate Use of Visuals

- Using stylized graphics can show the age of the document;
- Simple images and infographics, similar to those in the London Plan are preferable;
- Alt-text should be included for images; and,
- Overly visual documents may be a challenge due to AODA requirements.

Minimize Redundancies and Consistent Structure

- Include a preamble/primer document to explain the Official Plan; and,
- The Official Plan should tell a story and should be structured accordingly.

Consistent Wayfinding Elements

- Vibrant section dividers with minimal text are preferred.

Digital Access and Administrative Ease

- The size of the document needs to be considered (e.g., graphics may make the document large) in terms of the ability to download; and,
- The table of contents should be structured to clearly tell a story about Caledon;

- Interactive documents are great and any PDFs published on the Town's website must be AODA compliant; and,
- Consider including a video on the website.

Future Caledon Branding and Caledon Context

- The Official Plan needs to follow the Future Caledon branding;
- Future Caledon branding could be blended with eye-catching photos; and,
- An Indigenous Territorial Acknowledgement should be considered with Mississauga of the Credit.

Ultimately, the new Official Plan for the Town of Caledon will need to consider the various principles established in this report and reflect a forward-thinking planning document for the Town. Input from staff, stakeholders, and members of the public will continue to be key resources in developing a new Official Plan template.

4.4 Preliminary Table of Contents for the New Official Plan

The current Town of Caledon Official Plan is structured across seven main sections, each with many levels of sub-sections. Overall, the consolidated document is over 600 pages in length and there are likely instances of duplication or possibly conflicts between policies. In some cases, the policies are dispersed when they could be included in a single section. For example, design policies to shape development in the Town are dispersed throughout the document and not located in a centralized section. The ultimate table of contents for the Official Plan should be tailored to align with the principles for developing the Official Plan in Section 4.2 of this Report and should communicate the future-looking nature of this new Official Plan.

A preliminary proposed hierarchy and structure of the main sections of the Official Plan has been developed to serve as a starting point for consultation with Town staff and stakeholders to discuss the organizational aspects of the Official Plan. This is included in Table 4. This structure has been developed based on an understanding of the existing Official Plan organization, the Town's community structure, the thematic areas of the Future Caledon project, and the best practice scan, and is subject to evolve throughout the project. The preliminary sub-sections presented in the table below are not intended to be an exhaustive list of each sub-section and policy, but rather, intended to provide an understanding of the intent of the main section. As the Official Plan is developed, additional sub-sections will be required to ensure the Official Plan address all required and prescribed matters.

Table 4 – Preliminary Official Plan Structure

Part 1 – Official Plan

Section Number & Name	Preliminary Sub-sections
Territorial Acknowledgement	This section will include the Indigenous Territorial Acknowledgement.
Section 1. Introduction: Where Are We Headed?	This section will introduce the Official Plan, provide context, and explain the structure and the navigational/wayfinding and illustrative elements of the document.
Section 2. Future Caledon: Our Vision	This section will outline the vision and objectives for the Town's Official Plan, and any monitoring/evaluation criteria to help realize the vision.
Section 3. Shaping Caledon: Growth Management and Structure	This section will establish the growth management and Town-structure policies.
Section 4. A Resilient Future: Town-Wide Policies	This section will establish general development policies which apply on a Town-wide basis.
Section 5. Complete Communities: Settlement Area Policies	This section will establish policies which apply to the various Settlement Areas in Caledon.
Section 6. Vibrant Rural Landscape: Agricultural and Rural Policies	This section will establish policies which apply to the agricultural, rural, and Provincial Plan Areas (i.e., Greenbelt Plan, Niagara Escarpment Plan, Oak Ridges Moraine Conservation Plan).
Section 7. A Flourishing Environment: Caledon's Rich Natural Resources	This section will establish policies which apply to natural areas, such as the Natural Heritage System and water resources.
Section 8. Connecting Caledon: Transportation & Infrastructure Policies	This section will establish policies which address transportation and infrastructure related matters.
Section 9. Implementation: Realizing Our Vision	This section will establish the various implementation tools in place to help realize the vision of the Official Plan (development application submission requirements,

Section Number & Name	Preliminary Sub-sections
	zoning by-law implementation, community improvement plans, community planning permit system, etc.).
Section 10. Glossary	This section will define all key terms in Official Plan.

Part 2 – Secondary Plans

Each Secondary Plan will be incorporated into distinct sections of Part 2.

5 Preliminary Secondary Plan Consolidation Strategy

5.1 Review of Existing Secondary Plans

Over the years, the Town of Caledon has completed a number of Secondary Plans, which establish more detailed policy direction for defined areas. Secondary Plans are used to define land use policies, general development policies or area-specific policies which are specific to a defined area of the Town. A Secondary Plan has the same "status" as an Official Plan under the Planning Act, meaning that any decisions by the Town must conform to the policies of the Secondary Plan. Additionally, the broader overarching policies of the Official Plan may be applicable, and the Secondary Plans frequently work to complement these broader policies. The Secondary Plans are currently integrated into Section 7 of the Town's Official Plan. **Table 5** identifies the Secondary Plans and summarizes their general purpose and characteristics, for the purposes of further evaluation. All of the Secondary Plans listed are integrated into the Official Plan as guiding documents and are not draft or proposed.

Table 5 – Summary of Existing Secondary Plans

Section of the Town of Caledon Official Plan	Secondary Plan Name	Land Use Schedule	Purpose and Status
7.1	Palgrave Estate Residential Community	Schedules G	— The Plan provides detailed policies to guide ongoing estate residential and complementary development in the northeast corner of the Town. — The Plan identifies 4 Policy Areas, where different levels of development and densities and are intended by the Plan. — The Secondary Plan dates to the 1970s and there is substantial remaining development land. The Plan was recently reviewed, and an Official Plan Amendment was brought forward with policy updates.
7.2	Bolton South Hill Secondary Plan	Schedule C-2	— Guides a range of greenfield development uses in the southeasterly portion of Bolton, north of the CP line and west of the boundaries with the Township of King and City of Vaughan. — The area appears to be essentially built out.

Section of the Town of Caledon Official Plan	Secondary Plan Name	Land Use Schedule	Purpose and Status
7.3	Bolton Core Area Secondary Plan	Schedule C-1	— Provides policies to guide intensification and land use in the historic core of Bolton, addressing a range of land use designations and general policies.
7.4	West Bolton Secondary Plan Area	Schedule C-3	— Guides greenfield development in the northwest portion of Bolton. — The area appears to be all or nearly built out. There may be several lots still undergoing sales or construction. The planned commercial block at the core of the neighbourhood does not appear to be built out.
7.5	North East Bolton Secondary Plan	Schedule C-4	— Guides greenfield development in the northeast portion of Bolton, southeast of Columbia Way and Mount Hope Road. — Some of the lands are built-out, whereas some of the lands are not and may require development review. A special study area is identified.
7.6	Inglewood Village Plan	Schedule M	— Guides land use and growth in the Village, including a mixed-use village core, as well as some greenfield new residential areas. — The planned residential areas are not built out.
7.7	Caledon East Secondary Plan	Schedule D	— Establishes a comprehensive land use plan for various new neighbourhoods, a Commercial Core Area, and range of community uses. — Caledon East is not anticipated to continue to be a major focal point of growth. There are several tracts of planned Low Density Residential land use which are not built out.
7.8	Tullamore Secondary Plan	Schedule N	— Provides for a range of employment (prestige, general industrial) and highway commercial uses in a defined area centred around Mayfield Road and Airport Road. — There are some remaining undeveloped (farmed) lands.

Section of the Town of Caledon Official Plan	Secondary Plan Name	Land Use Schedule	Purpose and Status
7.9	South Simpson Industrial Secondary Plan	Schedule C-5	— Provides for prestige and general industrial uses as well as a phasing strategy. — The area is not fully built out and/or there appear to be infill or development opportunities.
7.10	Oak Ridges Moraine Conservation Plan	Schedule P	— Provides for a Secondary Plan which integrates the policies of the Oak Ridges Moraine Conservation Plan.
7.11	Snell's Hollow Secondary Plan	Schedule B1	— Guides low density residential development and environmental feature protection for an area located northwest of Mayfield Road and Kennedy Road. — The area appears to be fully built out.
7.12	Mayfield West Secondary Plan	Schedule B	— Guides a wide range of land uses and other guiding policies for development of the Mayfield West greenfield area. This Pan also addresses some land use designations outside of the currently established Secondary Plan Boundary. This Plan also makes specific reference to Snell's Hollow Secondary Plan and the Phase 2 lands, which are subject to separate Secondary Plans. — The lands are under development. Most of the employment lands are undeveloped while other land uses are approaching build-out.
7.13	The Greenbelt Plan	Schedule S	— Provides for a Secondary Plan which integrates the policies of the Greenbelt Plan.
7.14	Mayfield West Phase 2 Secondary Plan	Schedule B2	— Provides for a wide range of land uses and other guiding policies for development of the Mayfield West Phase 2 greenfield area. — The area is not developed.

Section of the Town of Caledon Official Plan	Secondary Plan Name	Land Use Schedule	Purpose and Status
7.15	Coleraine West Employment Area Secondary Plan	Schedule C7	— Provides for industrial and general industrial development in southwest Bolton, west of Coleraine Drive. — The area is largely undeveloped, and some portions appear to be under development.

5.2 Principles and Options for Secondary Plan Consolidation

As previously discussed in this Report, one of the key objectives of the Town of Caledon OPR is to develop an Official Plan that is more streamlined, modern and strategic in nature. The extent and detail of the current Secondary Plans must be considered when writing the new Official Plan, as there may be opportunity to establish policy guidance in the broader Official Plan which consolidates common Secondary Plan policies or themes between the Secondary Plans into broader Town-wide direction. Where this occurs, there is likely to be a loss in detail. However, when a Secondary Plan is focused on greenfield development and is built-out, the policies that guided initial development are often not needed and can evolve to a policy framework that guides future land use change, infill/intensification and other general matters. Ultimately, however, the new Official Plan must be written and developed in a way that is considerate of the content and structure of the Secondary Plans.

The preparation of the new Official Plan for the Town will have significant implications on many of the Town's Secondary Plans. A review of the Secondary Plans in conjunction with or following completion of the new Official Plan will be required to identify and remove conflicts with the new Official Plan. Reviewing the Secondary Plans will ensure that they are working towards the new vision for the Town, as well as to ensure conformity with Regional and Provincial policies. More recent Secondary Plans may not require a review at this time as they are guiding ongoing development which will continue to proceed.

Base on the preliminary work completed in this report, following are a series of considerations, principles and options for integrating the Secondary Plans into the new Official Plan:

- Fundamentally, Secondary Plans will continue to be required in the Town. The notion of repealing or eliminating them in totality would not be desirable and would be very impactful. There are recently approved Secondary Plans which are guiding on-going development, and any repeal or significant modifications would be disruptive to ongoing development processes. Some of the Secondary Plans guide existing communities

and future land use changes and intensification (e.g., Inglewood Village Plan, Caledon East Secondary Plan, and Bolton Core Secondary Plan). Tertiary Plans and Blocks Plan will be introduced as a planning tool to provide detailed guidance for small geographies.

- Overall, Bolton is subject to Schedule C, which identifies a broad land use schedule for the community and "greys out" several areas which are subject to more detailed Secondary Plans. There are a number of Secondary Plans that guide development in various portions of the community of Bolton. There are several greenfield Secondary Plans in Bolton which are now largely built out, as well as a few Secondary Plans related to employment lands, which utilize similar land use designations and policies (i.e., they largely all establish policies for Prestige and General Employment designations). As such, it may be desirable to consider a consolidated and comprehensive Secondary Plan for Bolton which integrates these documents, reduces redundancy, considers the recent Caledon GO Ministers Zoning Order, and Bolton Residential Expansion Study. As a first step, this may involve integrating the existing Secondary Plans as subsections, and further considering consolidation in conjunction with a detailed review. It is noted that further Secondary Plans may also be prepared for future development areas in Bolton. Combining the Secondary Plans will still allow this to occur as an amendment to the Bolton Secondary Plan. By consolidating Bolton into one Secondary Plan, some of the urban land use designations and policies currently included in the Official Plan may no longer be required, so the Official Plan can be more strategic in its approach.
- There are a number of Secondary Plans that relate to employment areas, including various areas in Bolton as well as Tullamore. As noted above, there is an opportunity to consider a consolidated Bolton Secondary Plan which integrates these Employment area plans. The Tullamore Secondary Plan will likely be required moving forward, unless there is opportunity to integrate the policies within the parent Official Plan document.
- As in Bolton, there is a similar opportunity to integrate the various plans for Mayfield West into a consolidated section, including the Phase 2 plan and the Snell's Hollow Secondary Plan. Given the Mayfield West policies are still required to guide ongoing development, this should not result in significant policy changes but may help reduce overlap between the Secondary Plans. In the future, it is expected that a Secondary Plan for the Settlement Area Boundary Expansion lands will be developed and can be integrated into the Mayfield West Secondary Plan.
- The Caledon East Secondary Plan is comprehensive and identifies a range of polices that may be required. While there may be opportunity to draw out some of the general policies from the Caledon east Secondary Plan into the Official Plan and reduce redundancy, the Caledon East Secondary Plan will still be required to guide ongoing development and future intensification.
- The Palgrave Estate Residential Community Secondary Plan is also considered an essential guiding document, as it provides very detailed policies surrounding this unique area. This Plan will need to be retained. There would only minimal opportunity to reduce redundancy in policies in the Palgrave Estate Residential Community given its uniqueness and detail.
- Two of the Secondary Plans relate to the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan. Consideration should be made to integrate these plans as broader policies in the overarching Official Plan, utilizing the schedules and overlays as appropriate. This should help simplify the policies.

- Consideration should be made to contemplate a Secondary Plan for Caledon Village, which is subject to a detailed land use schedule and may benefit from opportunity for more community-specific guidance.

Further consultation with the Town is required to complete the assessment of Secondary Plan consolidation opportunities. The Town may possess insights or ideas about policy redundancy and conflicts which should inform the preferred approach. There is also a need to consider new secondary-level planning policies introduced as part of the Peel 2051 MCR as they relate to secondary and block planning exercises. The subsequent Policy Directions Report will identify a strategy through which Secondary Plans will be addressed in the new Official Plan.

6 Conclusions & Next Steps

This Background Review & Gaps Analysis Report is a component of the Town's Official Plan Review initiative, Future Caledon. This Report considers matters that will inform preparation of the new Official Plan, such as legislative requirements, the Region of Peel Municipal Comprehensive Review (MCR), policy assessment, document formatting and organization, and an approach to consolidate the Town's various Secondary Plans, among others.

Section 3 of this Report identifies a series of policy gaps, issues, and opportunities that will need to be considered in the Official Plan. Section 4 presents preliminary considerations for the format of the new Official Plan, while Section 5 provides an overview and preliminary assessment of the current Secondary Plans. Following completion of this Report, a subsequent Policy Directions Report will be prepared to build on theses findings and assessment in this Report. The Policy Directions Report will serve as a roadmap or toolkit for preparing the new Official Plan, and will make specific policy recommendations, amongst others.

The Region of Peel Municipal Comprehensive Review (Peel 2051) continues to be a critical driver of the Town's Official Plan Review, alongside other master plans and studies being completed by the Town (e.g., the Multi-Modal Transportation Study, Intensification Strategy etc.). The findings from all of these inputs will be considered within the Policy Directions Report.

It is important to note that this Report is by no means an exhaustive list of changes to the Official Plan. Given that the Official Plan Review will result in an entirely new Official Plan for Caledon, it is anticipated that many other changes will be made to policies both to satisfy legislative requirements and to modernize the document. Continued community input and research will identify additional issues and opportunities for consideration. Concurrently with the preparation of the Policy Directions Report, a series of public and stakeholder consultation opportunities will be provided to seek input into the community's vision for the future of Caledon, as well as identify any further policy opportunities.