REVISED REPORT

Official Plan Policy Directions Report

KEY POLICY DIRECTIONS FOR CALEDON'S NEW OFFICIAL PLAN

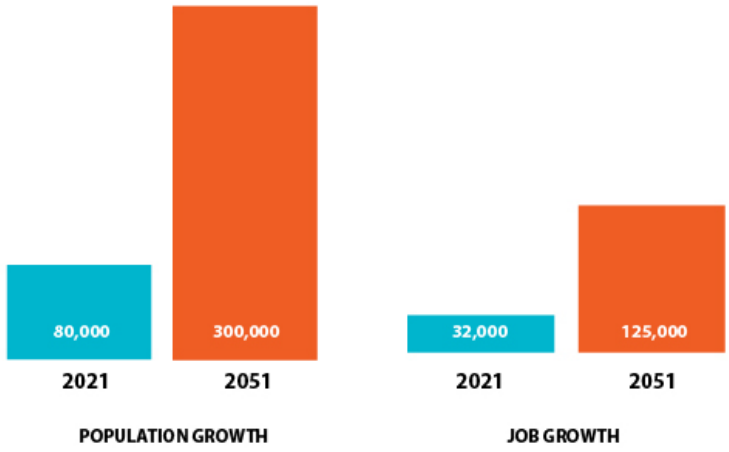
FEBRUARY 2022

KEY POLICY DIRECTIONS FOR CALEDON'S NEW OFFICIAL PLAN

An opportunity and a challenge

Caledon is at a pivotal point in its history. It faces both an enormous opportunity and significant challenge over the next 30 years. According to provincial and regional plans, the Town of Caledon is expected to grow from its current population of approximately 80,000 residents to a future population of 300,000. At the same time, the employment base is projected to grow from 32,000 to 125,000 jobs.

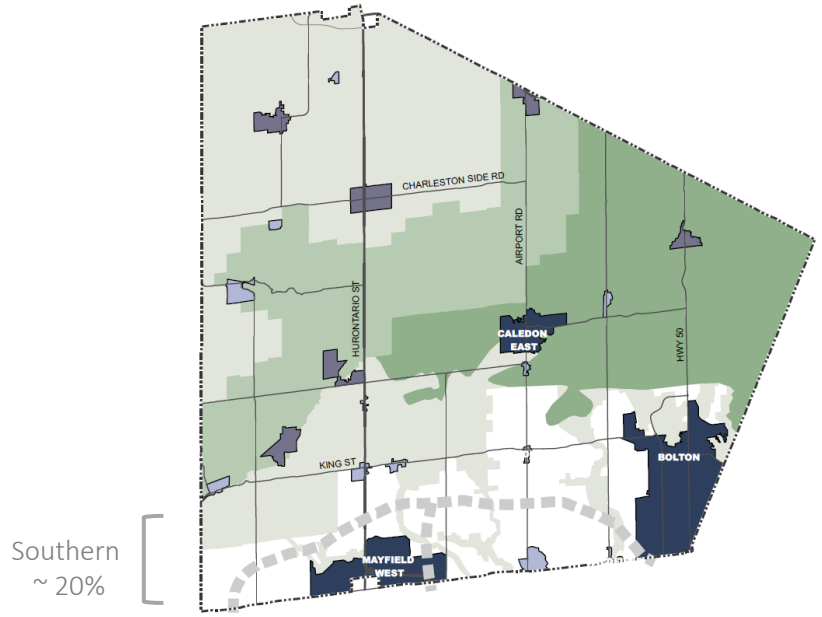
This represents major growth for a Town that is mostly rural, with the exception of Bolton that has a current population of approximately 30,000 residents, and the growing Mayfield West community. Contrast this to the Caledon of 2051, which is expected to have a population equal to any mid-sized Canadian city like Vaughan, Ontario. This growth rate will likely render Caledon one of the fastest growing municipalities in the country and will require careful planning to support this transition.



Key Policy Directions for Caledon's New Official Plan

What will be developed?

The Region of Peel and the Province of Ontario have determined how much land, and which lands, can be developed in Caledon. Less than 20% of the southern area of Caledon will accommodate the majority of the urban growth, while the remaining 80% will be mainly protected for environmental conservation, rural communities and agricultural uses. This is consistent with the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Growth Plan for the Greater Golden Horseshoe.



Important questions about growth

Many important questions have emerged due to the amount and pace of future growth that is expected for Caledon in the next 30 years.

- How will we create vibrant, healthy neighbourhoods?
- How will we protect the identity, charm and character of our villages?
- How will we manage traffic congestion?
- How will we increase our transit choices?
- How will we ensure Caledon remains unique?
- How will we preserve heritage, agricultural and natural areas?
- How will we grow in a sustainable way?
- How will we balance protection of communities with intensification/growth related pressures?
- How will we meet the changing needs of the community?
- How will we support economic and long-term prosperity?

A new Official Plan

An Official Plan is a tool that municipalities use to address these and other questions. It includes policies and maps that direct growth, change and development over the next 30 years. All municipal decisions, by-laws and public works must conform with the Official Plan, which means things such as streets, infrastructure (sewers, water, utilities), parks, community facilities, and even future requests to build or change buildings on land must conform with the Official Plan.

Caledon is currently preparing a new Official Plan. It's an Official Plan that will serve as our blueprint for the significant amount of growth we are expecting. It will establish clear policies and directions for how we grow, move, live, protect our resources and prosper over the next 30 years. It will be our most important document to shape growth, development and Caledon's future.

This report focuses on the policy directions that have been defined, to date, for the upcoming Official Plan. It provides an opportunity for Council and the community to review and evaluate these directions and provide their feedback to shape the new Official Plan.

It is important to recognize that the new Official Plan, and the policy directions it takes will only be as effective as the implementation of those policies. An integrated financial plan and strategically dedicated resources will be critical to implementing and achieving these key directions of the new Official Plan.

The process to date

The Town of Caledon initiated the new Official Plan process in 2019.

There has been a lot of activity since then, including:

- Gathering public feedback through various methods.
- Discussions with key stakeholders.
- Coordination with the Region's own draft Official Plan that was released for feedback in the Fall of 2021.
- Completion of background studies, providing detailed information and policy directions on specific subjects.
- Engaging Council through workshops, Council reports and memos.
- Reviews of provincial and regional plans have been undertaken to establish requirements for the Caledon Official Plan.

Purpose of Key Policy Directions

This report is intended to:

- Clarify the direction that the new Official Plan will take based on all the information and opinions we have received so far and establish key policy direction that the new Official Plan will be "built on".
- Provide an understanding of the strategies the Official Plan will employ to address the substantial challenges of growth and change Caledon will be addressing over the next 30 years.

Where do the Policy Directions come from?

The policy directions included in this report are based on six primary sources.

1. Provincial policies, plans and legislation
2. The Region of Peel draft Official Plan
3. Broad public engagement
4. Stakeholder engagement
5. Background studies, strategies and master plans
6. Sound planning principles and best practices

A Vision for Caledon

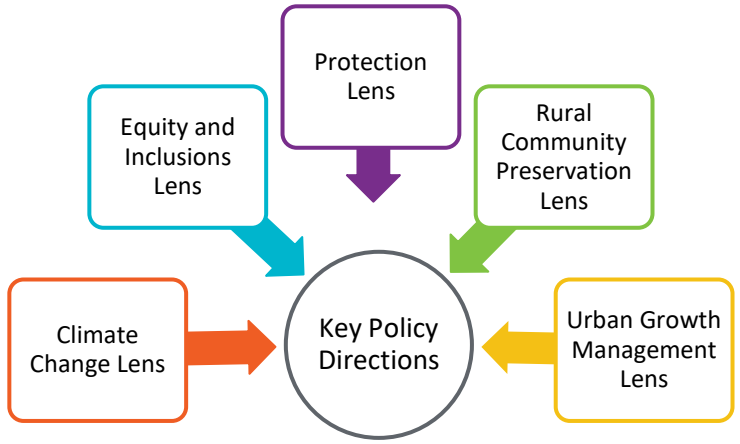
Through the public engagement process, the following draft vision statement has been established:

The key policy directions are consistent with this vision for our future Caledon.

Our Caledon is a sustainable, healthy, connected and complete community. We celebrate our heritage, diversity and rural roots and are stewards of our environment.

Five over-arching lenses

It's useful to view the key policy directions that follow through five over-arching "lenses" as follows:



Climate Change Lens

In January of 2020, Caledon Town Council declared a Climate Change Emergency and endorsed an update to the Community Climate Change Action Plan – "Resilient Caledon". This document outlines actions in order to achieve Council's target of carbon neutrality by 2050 and achieve a 36% reduction in emissions below 2016 levels by 2030.

This emphasizes the need to reduce our impact on climate change by managing the way we grow and develop in the next 30 years, so that we minimize our Town's impact on climate change. At the same time, it also emphasizes the need to grow in a way that allows us to adapt to the many impacts on our Town that will come with climate change in future.

While the first key policy direction relates most specifically to our Climate Change Action Plan, all 13 of the key directions that follow should be considered within this overarching "lens", recognizing that climate change will have a profound impact on everything we do going forward.

Equity and Inclusion Lens

The "equity and inclusion lens" recognizes that our Official Plan needs to consider the impact it will have upon groups of people who are most at risk of exclusion. This lens acknowledges the connection between age, race, language, ethnicity, socio-economic status, geographic location, gender, abilities and sexuality, to ensure the Plan will foster an inclusive and accessible community for all. The Official Plan strengthens community building and reconciliation by integrating opportunities for walkable communities, neighbourhood connectivity, affordable housing, access to parks and more. Planning for equity contributes to the development of sustainable, resilient and healthy communities by more effectively and systematically addressing community well-being.

Protection Lens

The "protection lens" recognizes that our Official Plan needs to protect those things in Caledon we cherish most, as the Town grows and evolves over the next 30 years. This lens acknowledges that less than 20% of Caledon's geographic area is planned for urban development - about 80% of our future Caledon will be dedicated to protecting our agricultural and environmental lands over the long-term. This protection lens also relates to such things as our cultural heritage and our desire to conserve these important historical resources over the long-term.

Rural Community Preservation Lens

The "rural community preservation lens" recognizes that Caledon has long and deep rural roots. The Town consists of many hamlets and villages that must be carefully nurtured and preserved over the next 30 years. It will be important to allow only limited amounts of growth that will support their long-term sustainability while preserving their rural character and community qualities.

Urban Growth Management Lens

Our new plan must recognize that a major transformation will take place in Caledon as the Town's southern geographic area will become urban in character. The "urban growth management lens" helps us to understand the importance of managing this urban growth, so it is not just beneficial over the short term, but will help us to be environmentally, socially and economically prosperous over the long-term. Through this lens we want to grow an urban area that offers a

strong identity, an outstanding quality of life, affordability, rich urban amenities and healthy lifestyles.

Key Policy Directions for the new Official Plan

In reviewing the background studies, the provincial and regional plans and the engagement feedback undertaken to date, 13 key policy directions have been proposed as the foundation of the new Official Plan.

#1 Address Climate Change in everything we do

- a) Mitigation

We will take every opportunity to minimize our impact on climate change.

- b) Adaptation

We will understand and prepare our Town for the impacts that will come with climate change.

#2 Protect our Agricultural Lands

We will protect our agricultural lands so they are sustainable and productive over the long-term.

#3 Preserve our Environmental Areas

We will preserve and restore our natural heritage and water resource systems so they are healthy and sustainable over the long-term.

#4 Conserve our Cultural Heritage

We will conserve and celebrate our heritage buildings, sites, districts, landscapes and our archaeological resources so they share the story of our history with future generations.

#5 Manage our Aggregate Resources

We will identify and conserve our mineral aggregate resources, manage their extraction, minimize their impacts and progressively rehabilitate operations.

#6 Protect and Nurture our Rural Communities

We will recognize our rural roots, protect and nurture the character, economy and quality of our rural communities.

#7 Manage and Support Growth for our Long-term Benefit

We will manage and support growth so we can maximize our prosperity over the long-term.

#8 Create Healthy and Complete Neighbourhoods

We will plan for healthy and complete neighbourhoods that offer a mix of housing opportunities, a wide range of community amenities and easy access to the goods and services we require daily without using a car.

#9 Design Great Urban Places

We will plan and design the urban area of Caledon so that it becomes a mosaic of vibrant, well designed and fulfilling urban places.

#10 Create High Quality Mobility Options

We will create an effective transportation system that supports all forms of mobility, with an emphasis on creating great walking, cycling and transit infrastructure so Caledon residents are not car dependent.

#11 Pursue Housing Affordability

We will take actions to improve the affordability of housing across Caledon and foster the development of various forms of affordable housing to serve those in our community who need it.

#12 Support Strategic and Innovative Economic Opportunities

We will act strategically to develop our employment lands for businesses that maximize our long-term job growth and economic prosperity; we will support the retention and expansion of businesses and revitalization of our main streets.

#13 Strategically Manage our Civic Infrastructure

Together with the Region, we will manage our municipal infrastructure, so it creates growth opportunities while being effective, affordable and sustainable over the long-term.

Strategic actions to support Key Policy Directions

The following pages explain the key policy directions by listing strategic actions that will support them. These will provide guidance for preparing policies for the new Official Plan. The following pages also provide some examples of the potential benefits to the Caledon community in pursuing each policy direction. It should be clear that the list of benefits is for illustrative purposes only and is not an exhaustive list.

Indigenous Community Engagement Protocol

In response to the Federal Government's calls for action on Truth and Reconciliation in 2015, Caledon staff have developed an Indigenous Community Engagement Protocol in collaboration with Mississaugas of the Credit First Nation. The Protocol will be expanded through consultation with other Indigenous communities with interests, rights and traditional territories in Caledon.

As a guide to meaningful engagement with Indigenous Nations and Peoples, it will be a helpful tool in liaising with Indigenous communities through the remainder of the Official Plan preparation process as well as subsequent implementation of the new Official Plan.

Key Direction #1 - Address Climate Change in everything we do – Mitigation







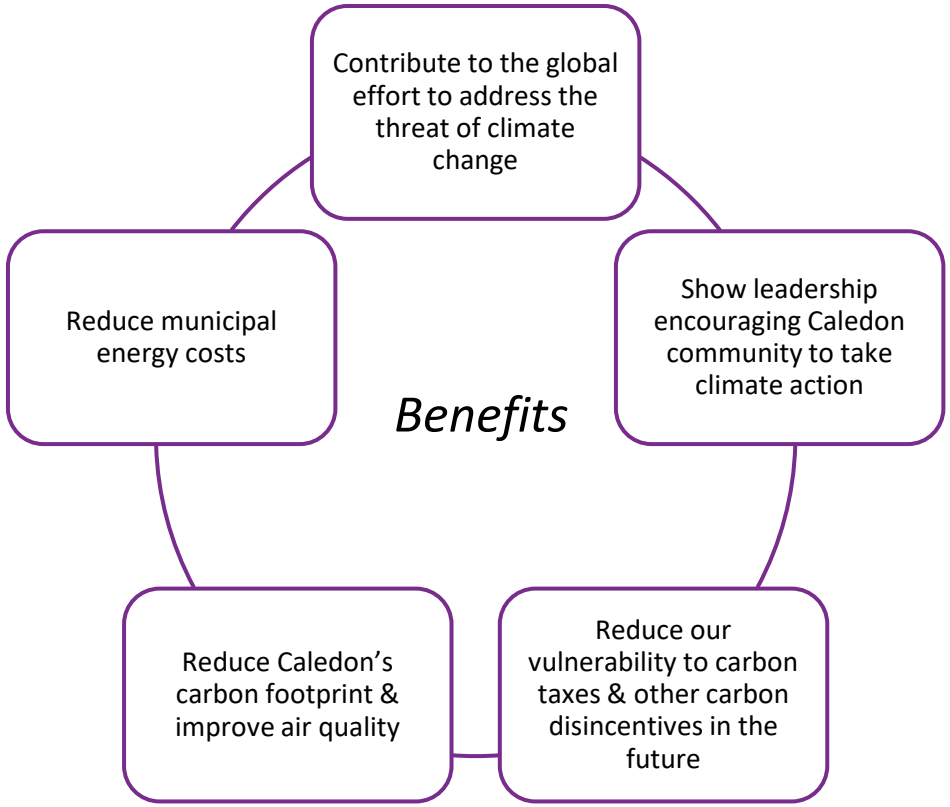


Key Direction #1 – Address Climate Change in everything we do

a) Mitigation

We will take every opportunity to minimize our impact on climate change.

- By 2050, achieve carbon neutrality and a 36% reduction in carbon emissions below 2016 levels.
- Conserve our natural heritage areas, open spaces, parks, and urban forest that all act as effective carbon sinks and mitigate the urban heat island effect.
- Plan for appropriate forms of intensification to use existing infrastructure and create more complete and walkable neighbourhoods.
- Design programs, incentives and processes to support retrofitting existing buildings in Caledon to reduce their carbon emissions.
- Plan our new neighbourhoods to include a mix of heights and densities, including mid-rise and high-rise forms of development.
- Design our new neigbourhoods with a mix of residential, retail, office and institutional uses, consistent with the "15 Minute Neighbourhoods" concept.
- Design new communities to support renewable energy, district energy and low carbon energy systems.
- Include infrastructure in new neighbourhoods that facilitate green lifestyles – such as vehicle charging and shared green vehicle fleets.
- Transition to low carbon and active forms of transportation; align transportation plans and municipal budgets to support this transition.
- Design complete streets that offer high quality experiences for our pedestrians, cyclists and transit riders.
- Create and apply community-wide green development standards to reduce our carbon emissions and ultimately seek out net zero carbon development.
- Apply a climate lens to all Council reports, budgets, infrastructure projects, asset management and planning application reviews to address climate impacts.
- Work with new and existing industries in Caledon to reduce large scale climate impacts, with the intention of reducing energy consumption and carbon emissions.
- Integrate green infrastructure into the design of our neighbourhoods.



Key Direction #1 - Address Climate Change in everything we do – Adaptation







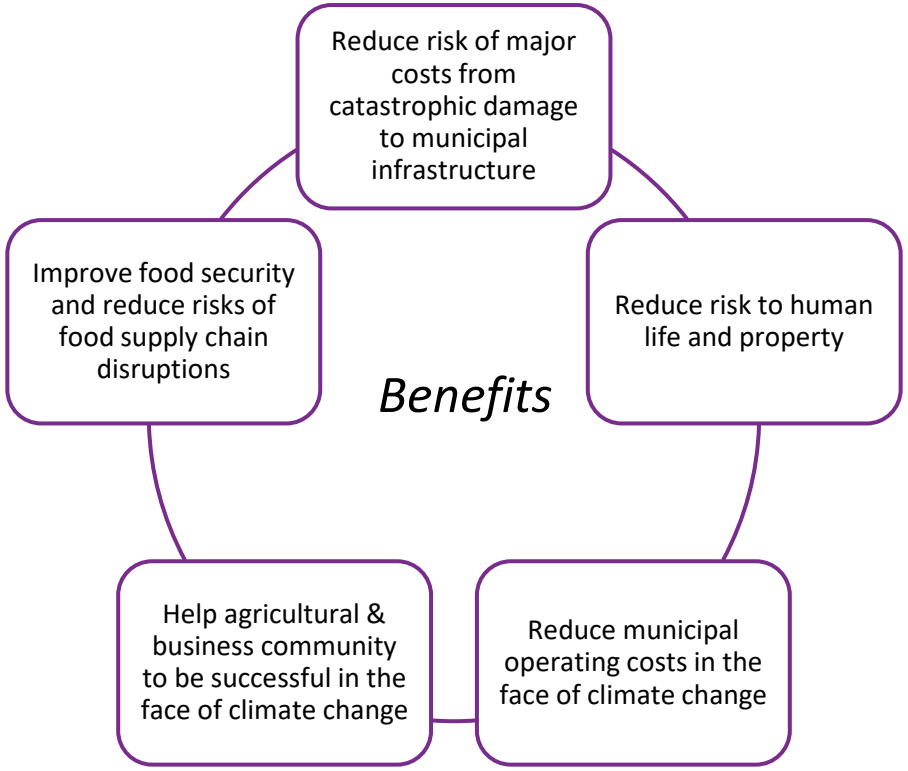




b) Adaptation

We will understand and prepare our Town for the impacts that will come with future climate change.

- Grow our urban forest to protect against storm events, to reduce the heat island effect and to help reduce heating and cooling requirements.
- Design, build, monitor, update and retrofit our municipal infrastructure to be more resilient to the impacts of a changing climate.
- Prohibit new development in natural hazards areas prone to flooding, erosion, steep slopes and wildland fire .
- Working with Conservation Authorities and other partners, protect vulnerable existing developments from future flood impacts to the greatest extent possible.
- Enhance stormwater management practices in existing and new development to better align with new climate expectations.
- Work with provincial partners, institutions, agencies and our farmers to develop climate change adaptation strategies for agricultural uses.
- Protect our food supply chains by better connecting the agricultural industry with the community and by promoting urban agriculture.
- Monitor and manage invasive species that advance in our community due to climate change.
- Diversify Caledon's energy supply with alternative, renewable and resilient energy sources and systems.
- Ensure that our urban structure and transportation systems can effectively support alternatives to car travel.
- Ensure municipal buildings, fleets and infrastructure are carbon neutral to reduce ongoing energy costs and possible future carbon taxes.
- Work with social service partners to address emergent climate change impacts on the community relating to such things as extreme temperatures, decreased air quality, widely fluctuating weather conditions.
- Establish emergency management procedures to better prepare communities to respond to extreme weather.



Key Direction #2 – Protect our Agricultural Lands





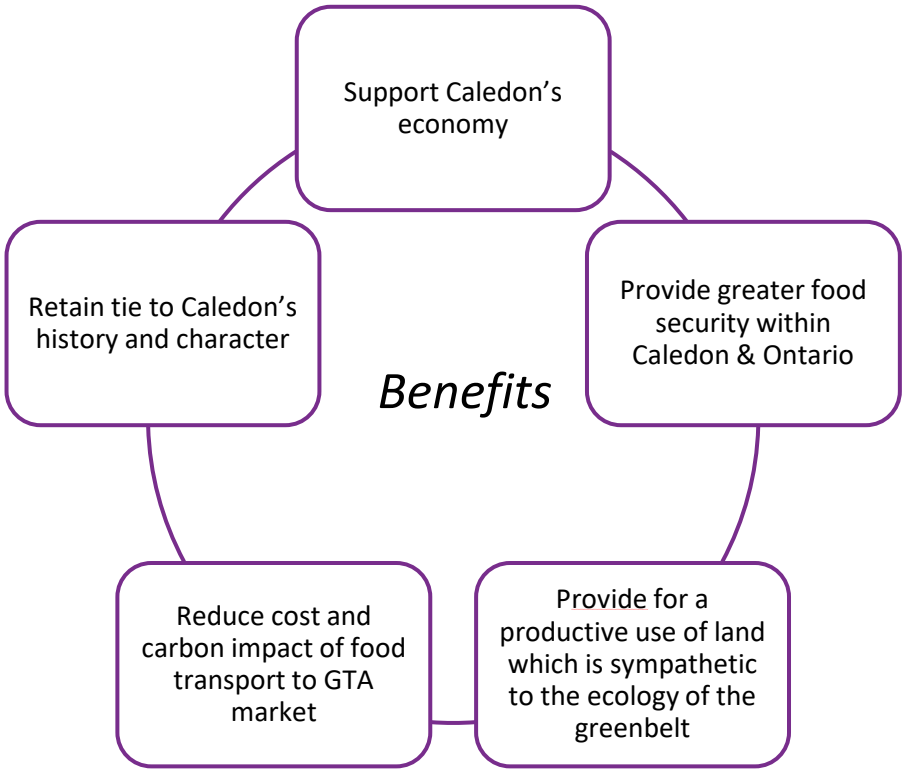




Key Direction #2 – Protect our Agricultural Lands

We will protect our agricultural lands so they are sustainable and productive over the long-term.

- Establish a clear and firm urban boundary and limit our future urban uses to lands within that urban boundary.
- Recognize that our rural system consists of prime agricultural lands, rural lands, environmental lands and rural communities.
- Identify our Prime Agricultural Lands and protect for agricultural use.
- Clarify our agricultural severance policies to ensure that agricultural lands are not fragmented over time.
- Strengthen requirements for agricultural impact assessments to ensure uses in the rural area do not negatively impact agricultural uses and their productivity.
- Apply minimum distance separation policies, and urban-rural edge policies, ensuring that new non-agricultural uses will not lead to ongoing conflicts.
- Support appropriate on-farm diversified uses and agriculture-related uses on agricultural lands, allowing farmers to support their economic sustainability.
- Support agri-tourism and its connection to agricultural operations and the tourism infrastructure within urban and rural centres.
- Promote investment in agri-food industry within the urban area of Caledon, to capitalize on the availability of agricultural product at its "doorstep".
- Promote opportunities for research and innovation within the Town of Caledon to support the agricultural industry and capitalize on local skills and knowledge.



Key Direction #3 – Preserve our Environmental Areas







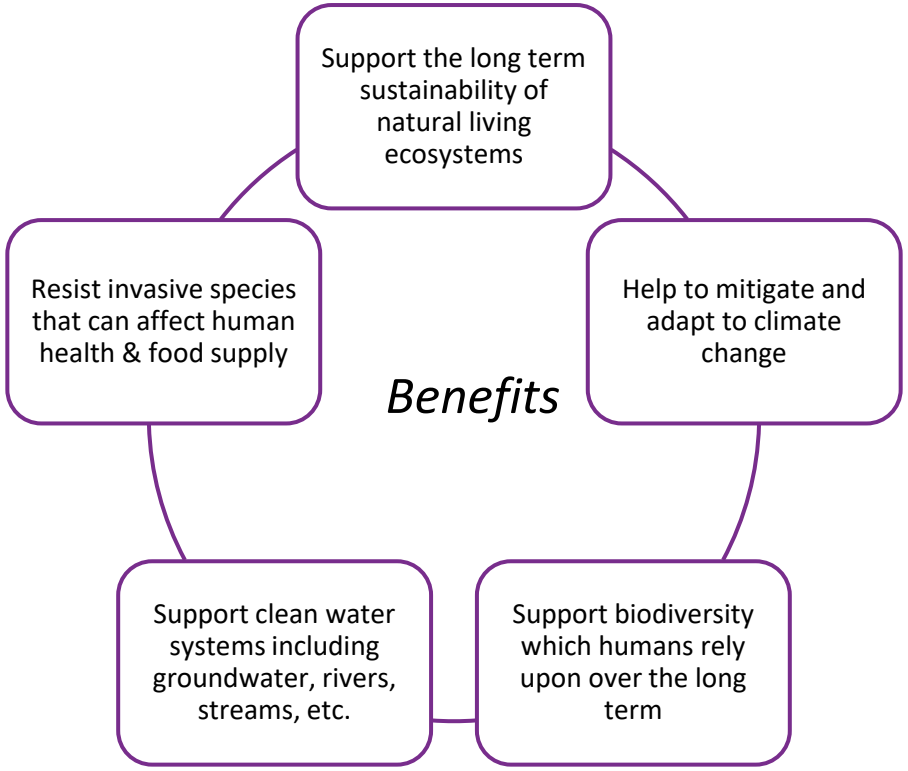




Key Direction #3 – Preserve our Environmental Areas

We will preserve and restore our natural heritage and water resource systems so they are healthy and sustainable over the long-term.

- Protect our environmental features and areas within the Niagara Escarpment, the Oak Ridges Moraine and the Greenbelt.
- Clearly define our natural heritage system and water resource system, and its components, consistent with updated mapping and policies in provincial plans and the regional plan.
- Complete watershed and sub-watershed plans and establish targets prior to, or together with, secondary plans to conserve and manage our natural heritage system at this broad level.
- Protect key natural heritage features and areas, water resource features and areas and, adjacent lands and vegetation protection zones consistent with updated provincial and regional policies.
- In collaboration with Conservation Authorities, identify and introduce new policies regarding urban river valleys and stream corridors, consistent with the Greenbelt Plan and the Region of Peel Plan.
- Ensure that stormwater management infrastructure is not located within inappropriate areas of our natural heritage system and that such infrastructure is designed and constructed to protect and restore the natural heritage and water resource system.
- Protect our vulnerable aquifers and wellhead protection areas.
- In consultation with the Conservation Authorities, take a deliberate approach towards stewardship and management of our natural heritage and water resource system to maintain, restore and improve it. Explore opportunities for more municipal ownership.
- Plan for greenways and re-naturalization areas to create linkages that connect and complete natural heritage areas.
- Plan for trail systems within natural heritage areas, such that the most sensitive natural features and areas are avoided.
- Ensure that existing and new infrastructure of all kinds does not undermine the ecological integrity of our natural heritage and water resource systems.



Key Direction #4 – Conserve our Cultural Heritage





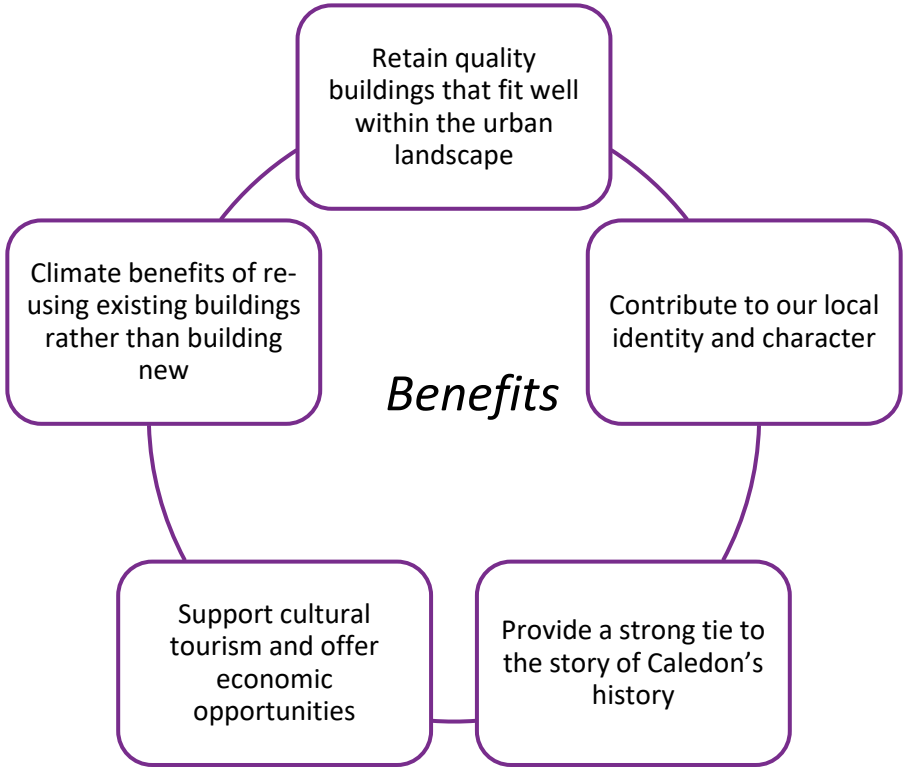




Key Direction #4 – Conserve our Cultural Heritage

We will conserve and celebrate our heritage buildings, sites, districts, landscapes and our archaeological resources so they share the story of our history with future generations.

- Promote, celebrate and raise awareness of Caledon's heritage resources.
- Conserve Caledon's cultural heritage resources so they can be passed on to future generations – heritage buildings, sites, districts, landscapes, and archaeological resources.
- Recognize, promote and celebrate Caledon's Indigenous history.
- Prepare and update an archaeological management plan and use it to require an assessment for areas of archaeological potential prior to development or site alteration.
- Engage with Indigenous communities regarding archaeological assessments, including monitoring Stage 2 and 3 assessments, and land use planning matters that may affect their rights and interests.
- Identify and conserve significant cultural heritage landscapes.
- Use available tools to conserve our cultural heritage, including heritage designation, incentive programs, demolition control, public acquisition, site plan control, etc.
- Regulate the form and design of new development and infrastructure adjacent to our heritage buildings and properties so that it is sensitive to, and enhances, the heritage resource.
- Support adaptive re-use of existing built heritage resources to create long-term sustainability and assist with urban regeneration.
- Design new communities so that heritage resources are appropriately integrated into the community, sustainable, and contribute to neighbourhood character.

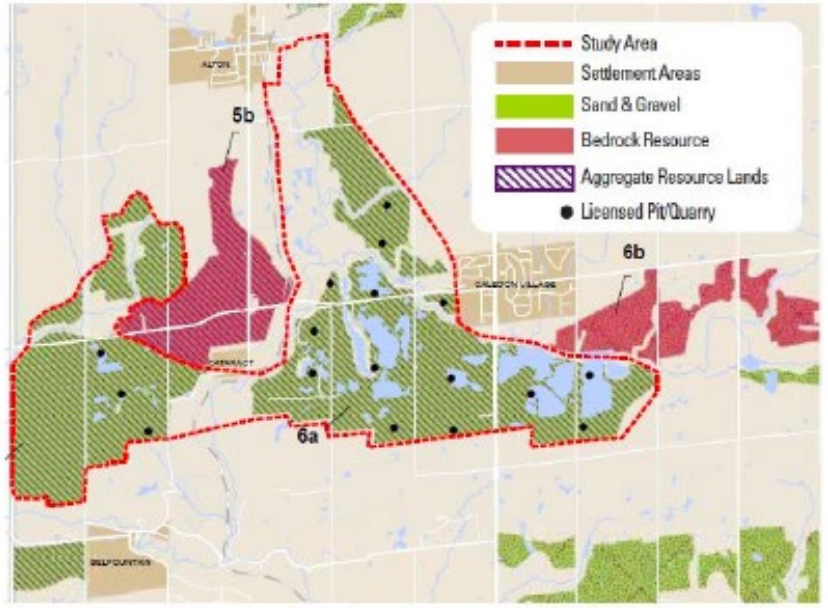


Key Direction #5 – Manage our Aggregate Resources





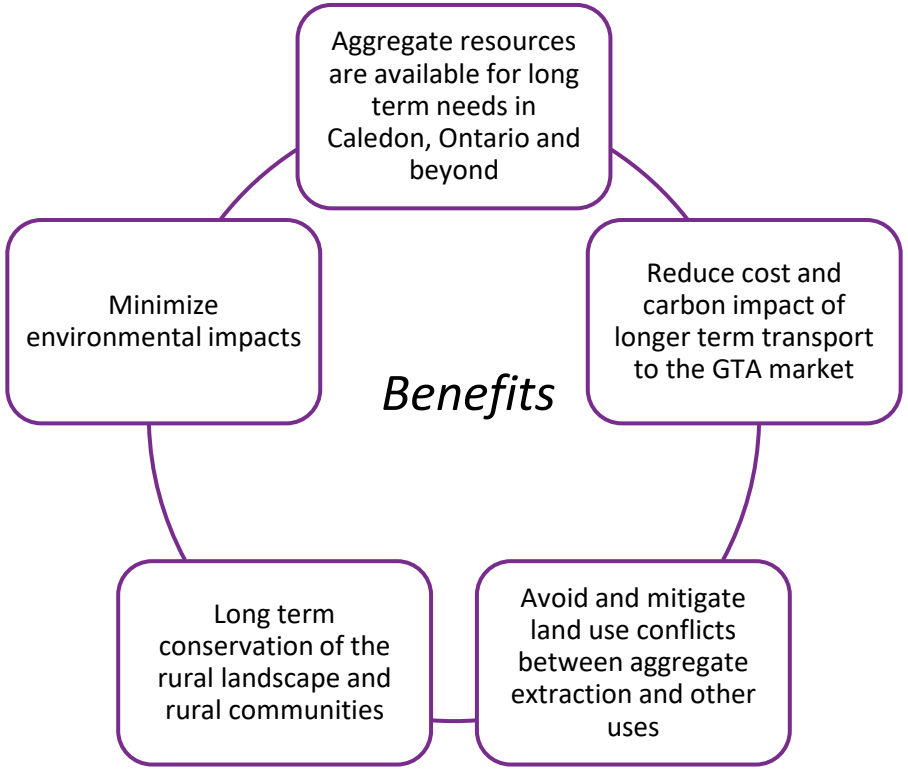




Key Direction #5 – Manage our Aggregate Resources

We will identify and conserve our mineral aggregate resources, manage their extraction, mitigate their impacts and progressively rehabilitate operations.

- Identify reasonable and feasible high potential mineral aggregate resources and protect them from development and site alteration for potential future extraction over the long-term.
- Recognize the importance of Caledon's aggregate resources for supplying near-market raw materials required by the construction industry to facilitate planned population and employment growth needs to 2051.
- Recognize the potential impact that new or expanded aggregate operations can have on the natural environment, cultural heritage and agricultural operations and existing residential communities.
- As required by provincial policy, undertake Agricultural Impact Assessments in the evaluation of proposals to establish new aggregate operations or expand existing ones.
- In collaboration with the Region and Province, explore establishing a guideline document for assessing the cumulative impacts of multiple aggregate extraction operations.
- Where appropriate, utilize existing aggregate operations to establish accessory uses for the purpose of recycling mineral aggregates.
- In collaboration with the Region and Province, develop a comprehensive rehabilitation approach for Caledon with broader landscape-level targets rehabilitation and after-use.
- In collaboration with the Region, undertake a study on aggregate truck movements to identify the implications for road infrastructure, congestion, safety, air quality and noise.
- In collaboration with the Region, undertake an Aggregate Policy Review Study to formulate a policy framework and address community impacts.



Key Direction #6 – Protect and Nurture our Rural Communities







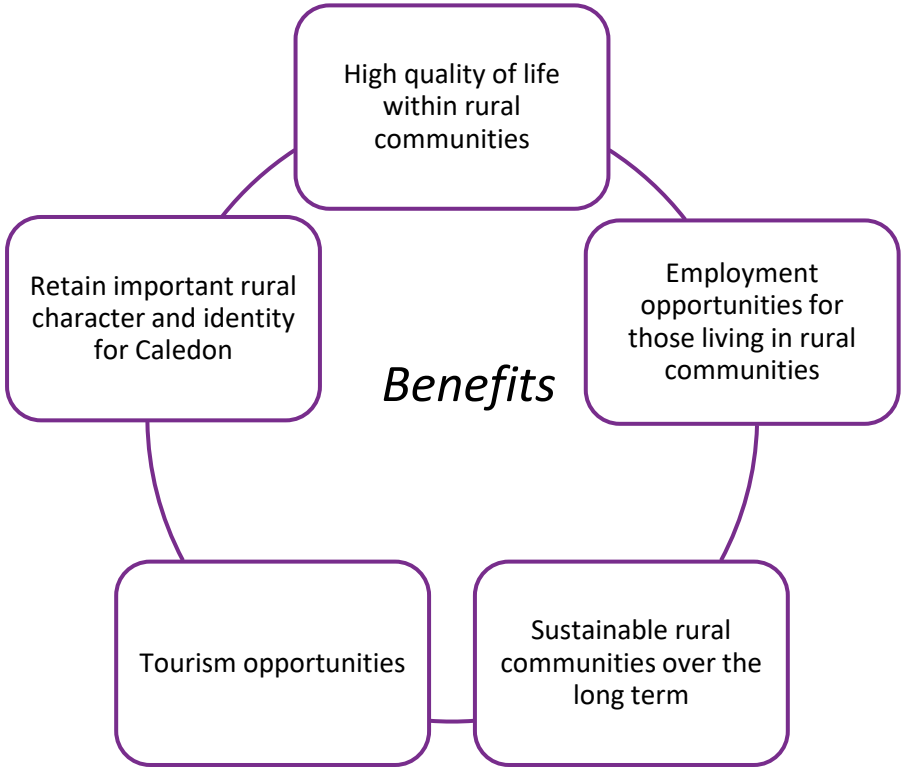




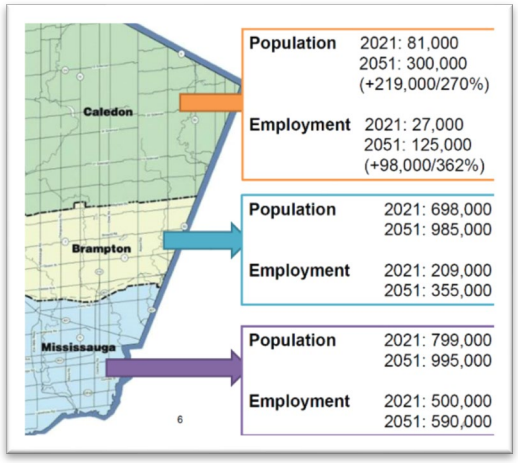
Key Direction #6 – Protect and Nurture our Rural Communities

We will recognize our rural roots, protect and nurture the character, economy and quality of our rural communities.

- Preserve the established rural community character of our hamlets and villages.
- Ensure new development is compatible with the established character of our rural communities through strong planning policies and design guidelines.
- Maintain and improve the vitality and wellbeing of our rural communities' cores by facilitating appropriate tourism opportunities and through programs and incentives.
- Promote compact, attractive main streets and streetscapes in our rural communities through design policies and guidelines.
- Preserve natural heritage and water resources in our hamlets and villages.
- Conserve heritage buildings, sites and landscapes in our rural communities through heritage conservation districts and individual designations.
- Promote pedestrian-oriented development within our villages and hamlets.
- Promote high quality architecture and community design in our rural communities.
- Promote connections within, and between, our rural communities with appropriate forms of transit, on-road cycling and trail systems infrastructure.
- Work with partners to address social planning needs within our rural communities, such as exploring opportunities for aging in place, improving accessibility, providing opportunities for social connectedness, etc.



Key Direction #7 – Manage and Support Growth for our Long-term Benefit







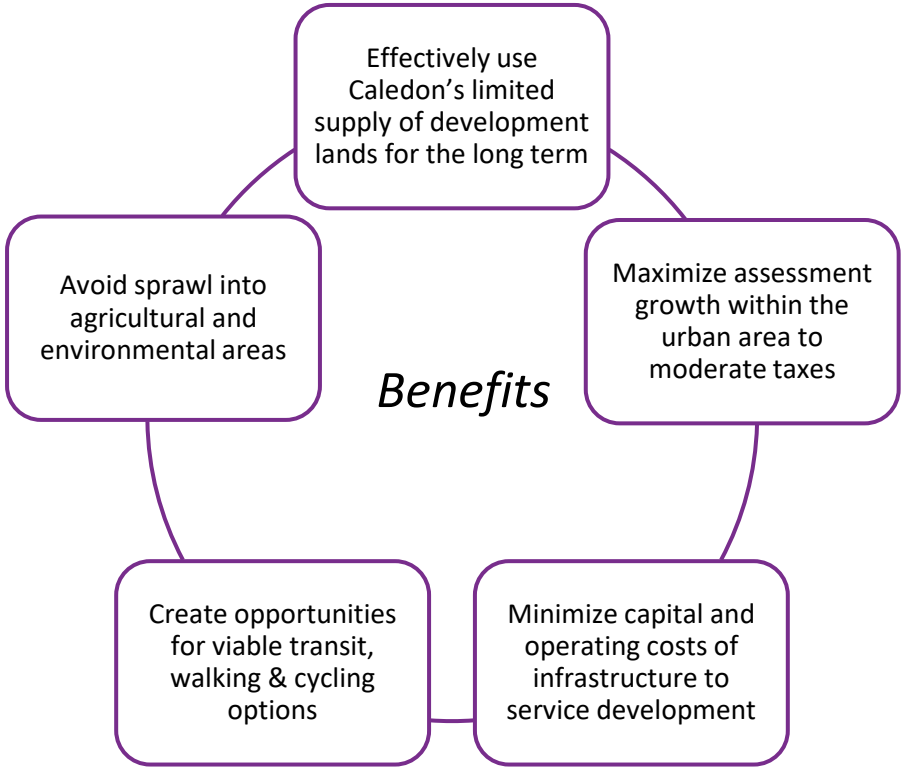




Key Direction #7 – Manage and Support Growth for our Long-Term Benefit

We will manage and support growth so we can maximize our prosperity over the long-term.

- Use Caledon's limited development lands efficiently, by planning for a mix of low, medium and high-density housing and high-job-yield employment uses.
- Establish a clear urban boundary to identify where urban uses will be permitted over the next 30 years and to prevent sprawl onto adjacent lands.
- Support appropriate forms of intensification in existing built-up areas to take advantage of Caledon's existing infrastructure and minimize servicing costs of growth.
- Plan our future growth based on a Town Structure that identifies centres and corridors where higher densities and greater mixes of uses will be permitted.
- Establish minimum residential density targets for our secondary planning areas, for our centres and corridors and for our employment lands; monitor our progress.
- Support Downtown Bolton by creating development opportunities nearby, recognizing intensification within the Downtown is limited by flood constraints.
- Establish a municipal infrastructure phasing plan, and associated capital budget plan, to managing the timing and location of growth.
- Do not allow for development in our new growth areas until secondary plans are prepared, allowing for a coordinated, cost efficient and strategic form of growth.
- Ensure that our Town Structure is supported by, and coordinated with, our transportation plans – including infrastructure for transit, cycling, walking and automobiles.
- Take a long-term view of growth, focusing on the 30-year horizon, but also consider whether our plans are adaptable for uncertainties in the longer-term future.



Key Direction #8 – Create Healthy and Complete Neighbourhoods





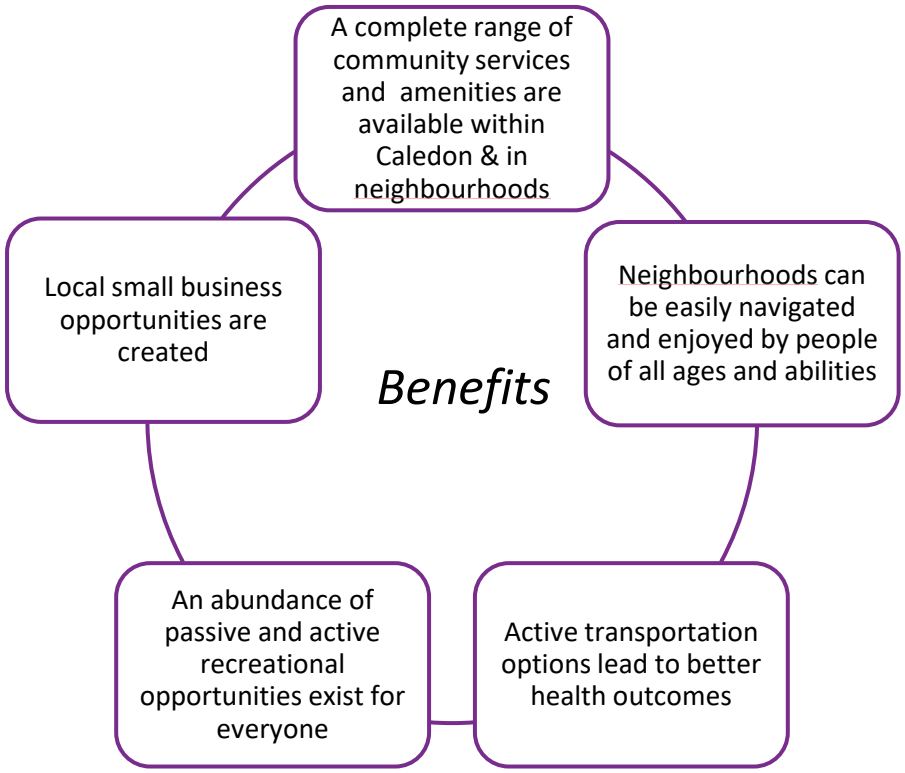




Key Direction #8 – Create Healthy and Complete Neighbourhoods

We will plan for healthy and complete neighbourhoods that offer a mix of housing opportunities, a wide range of community amenities, and easy access to the goods and services we require daily without needing a car.

- Plan for a full range of uses to service Caledon residents - health care, recreation, government services, entertainment, culture and employment.
- Design streets, development and trail systems to support active forms of transportation.
- Plan for a full range and equitable distribution of facilities, parks, public spaces, open space areas, trails and linkages to support recreation for all.
- Create well-designed civic spaces that serve as neighbourhood focal points and community meeting places.
- Integrate community facilities throughout the Town to meet the social, health and educational needs of Caledon residents.
- Design neighbourhoods around the "15 Minute Neighbourhood" concept, where daily needs are available within a 15-minute walk or bike ride.
- Plan for neighbourhoods which include a balanced mix of land uses and built form typologies that support building complete communities.
- Design neighbourhoods so that they include a mix of retail, restaurant, service, small scale office and institutional uses. Allow for mixes within individual buildings.
- Create various live-work opportunities – to support the creation of businesses opportunities and offer goods and services.
- Use age-friendly neighbourhood design that allows for aging in place, universal accessibility and desirable amenities for our aging population.
- Design neighbourhoods with grid or modified-grid street patterns that allow for high connectivity, efficient walking trips and comfortable pedestrian environments.
- Create strong connections between neighbourhoods, with an emphasis on making connections on arterial roads, main trailways, and across all 400 series highways wherever possible.
- Integrate green infrastructure and abundant street trees into neighbourhoods



Key Direction #9 – Design Great Urban Places





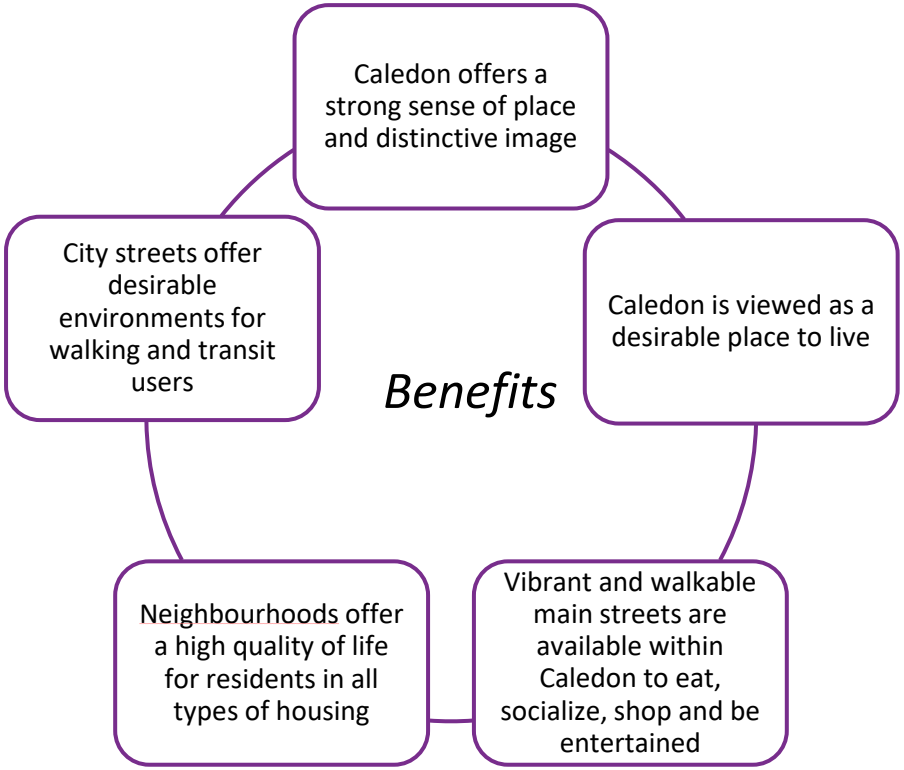




Key Direction #9 – Design Great Urban Places

We will plan and design the urban area of Caledon so it becomes a mosaic of vibrant, well designed, and fulfilling urban places.

- Plan for the urban area of Caledon to become a mosaic of quality places with a strong sense of identity and character.
- Commit to, and budget for, design excellence in all public facilities, government buildings, parks, streets and other infrastructure we construct.
- Work to regenerate and strengthen Downtown Bolton's role as a vibrant and identifiable centre of Caledon's urban area.
- Ensure that streets are designed so that they support and contribute to the planned vision for the place that they serve.
- Design for quality main streets within our Urban and Neighbourhood Centres, offering inviting walking environments, transit-oriented development and vibrant streetscapes.
- Design attractive and abundantly treed streetscapes that integrate green infrastructure throughout Caledon - supporting walking and transit and offering a sense of place and community character.
- Establish strong design guidance and placemaking within secondary plans so that individual subdivision plans are coordinated within a well-designed community design framework.
- Establish clear design policies, and associated guidelines, to ensure that subdivisions, streetscapes, sites and individual buildings are well designed.
- Strategically integrate parks and recreational facilities into our neighbourhoods so that they can serve as community focal points and create a sense of place and identity.
- Integrate public art into our parks, public facilities and urban landscapes, key focal points and entryways into Caledon.
- Carefully design stormwater management facilities and other green infrastructure so that they are well integrated and serve as focal points and community amenities in neighbourhoods.
- Sensitively integrate heritage buildings, sites and landscapes into new development.



Key Direction #10 – Create High Quality Mobility Options







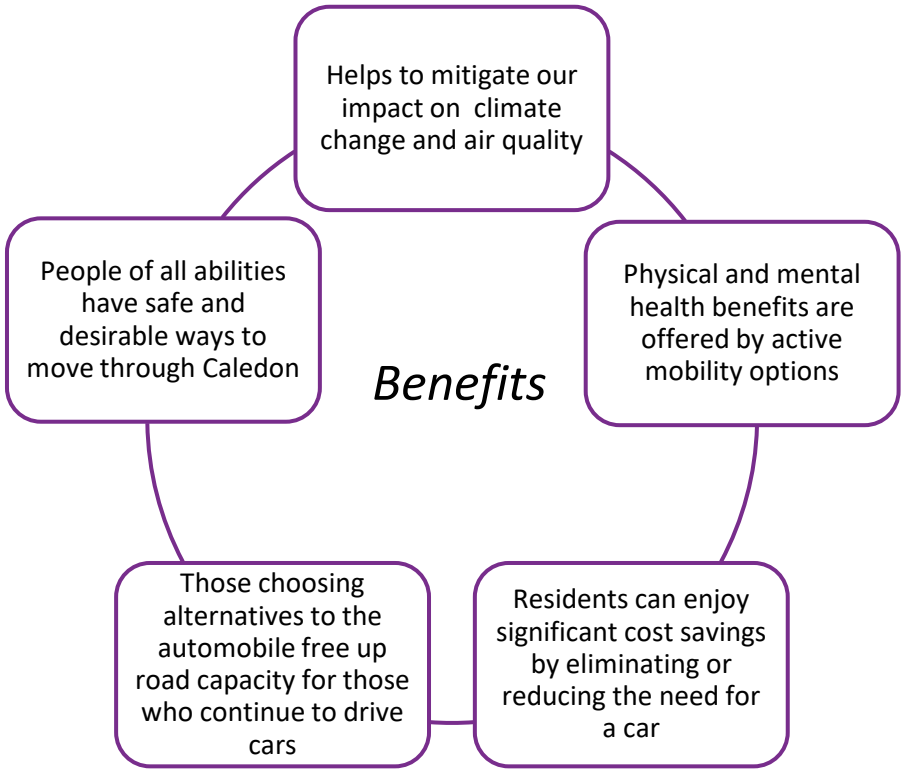




Key Direction #10 – Create High Quality Mobility Options

We will create an effective transportation system that supports all forms of mobility, with an emphasis on creating great walking, cycling and transit infrastructure so Caledon residents are not car dependent.

- Prepare a Multi-modal Transportation Master Plan that gives Caledon residents high quality and affordable transportation options and allows for a transition to low carbon forms of mobility.
- Create an accessible and connected open space, park and trail system to promote active and healthy forms of mobility.
- Connect Caledon to the GTA region and beyond with commuter rail services, bus rapid transit, an advanced highway network and our local airport.
- Ensure that the Transportation Master Plan works together with our planned Town structure; in turn, plan for development uses, intensity and form that supports the transportation plan.
- Use place-based street design, where the form of the street is intentionally designed to support the character of the place that it is serving.
- Design streets so that they provide highly desirable environments for active transportation – walking, cycling and transit use.
- Serve our and higher density centres and corridors with regular and reliable transit; design these centres with minimum densities to support transit ridership.
- Use a grid, modified grid, or road network design of a sufficient density to provide a high level of connectivity and multiple route options throughout our newly developed areas.
- Establish a strategy and budget for funding reliable and regular transit services in Caledon; explore potential partnerships and other government supports.
- Create a high quality, and comfortable cycling network that connects all our neighbourhoods to those areas that supply goods, services and employment.
- Develop extensive off-road trail systems and explore rails to trails opportunities.
- Together with the Region, establish a goods movement strategy that mitigates impact on existing and new communities.
- Create transportation connections between communities across all 400 series highways.
- Address the challenge of east-west connectivity in the urban area, considering the 413 corridor and many north-south environmental features.



Key Direction #11 – Pursue Housing Affordability



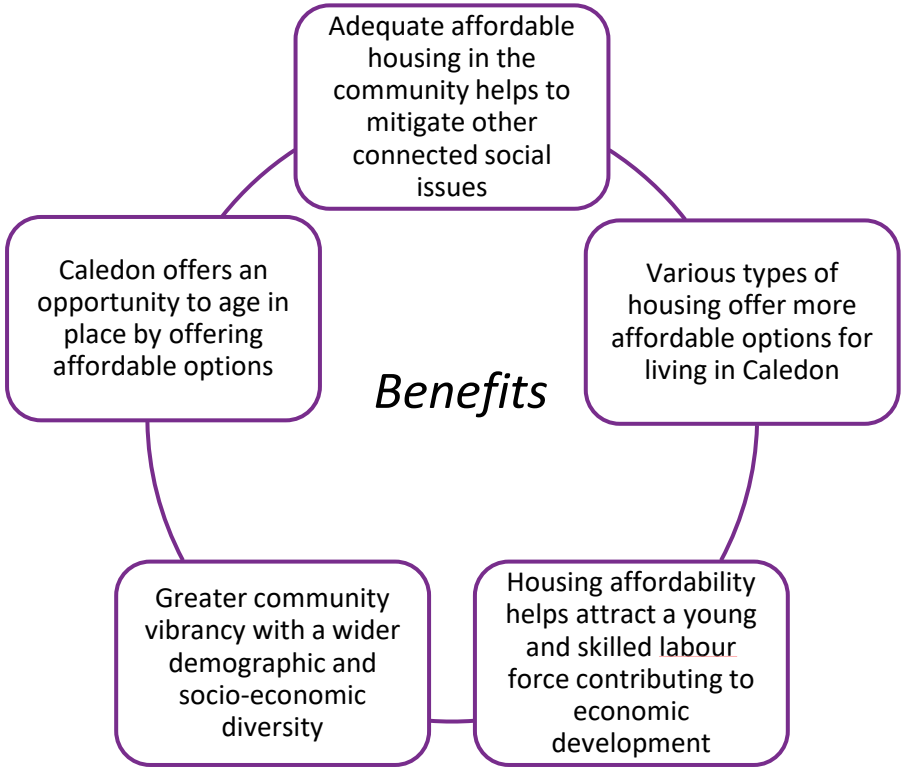




Key Direction #11 – Pursue Housing Affordability

We will take actions to improve the affordability of housing across Caledon and foster the development of various forms of affordable housing to serve those in our community who need it.

- Establish targets for various forms of affordable housing, emergency and transitional housing, supportive housing and housing for households with low and moderate incomes.
- Plan for infill and intensification of various forms at appropriate locations within existing built up areas to increase the supply of lower cost housing.
- Allow for as-of-right secondary dwelling units to increase affordable housing supply within the existing and new housing stock and generate additional revenues for property owners.
- Plan for new neighbourhoods to include a wide range of housing types and densities, including mid- and high-rise forms which typically support greater affordability.
- Support the adaptive re-use of existing non-residential buildings for residential uses.
- Support reliable, regular and affordable public transit which can have a major impact on moderating the cost of living.
- Locate new affordable housing projects in locations that are planned for public transit, walking and cycling.
- Utilize inclusionary zoning tools for major transit station areas and community planning permit areas to require affordable housing within new mid-rise and high-rise developments.
- Explore municipal incentives to build affordable housing through Community Improvement Plans. Budget for such programs and use revenues from community benefit charges as one source.
- Coordinate between services that address mental health, addiction and homelessness and support integrated strategies through land use planning.
- Consider options on how to utilize surplus municipal properties to promote affordable housing development and explore partnership opportunities for privately developed affordable housing.



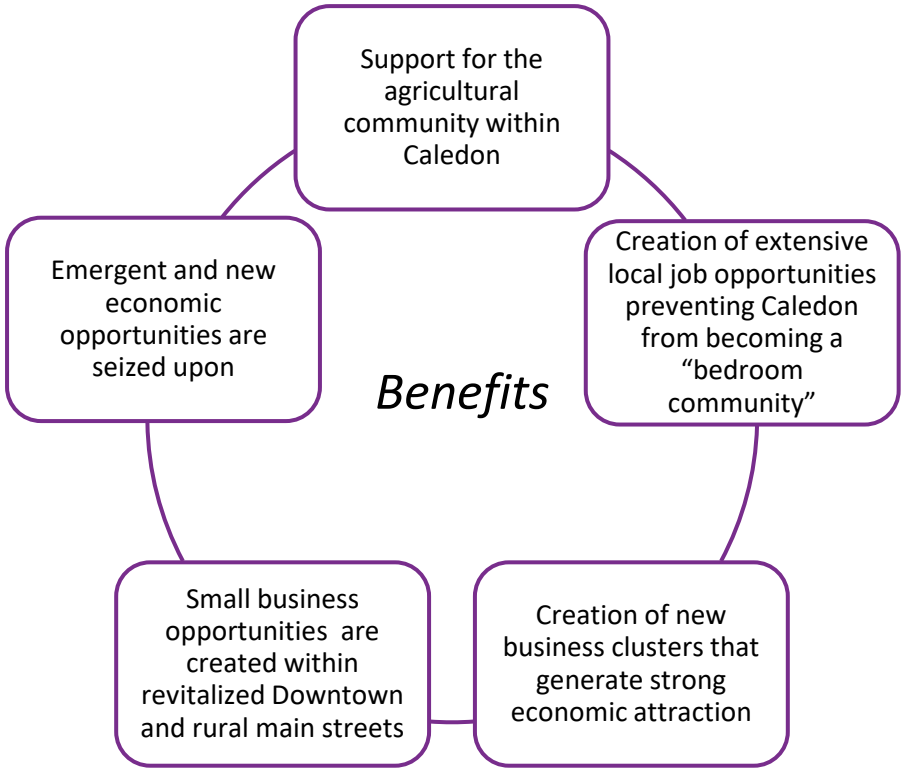
Key Direction #12 – Support Strategic and Innovative Economic Opportunities



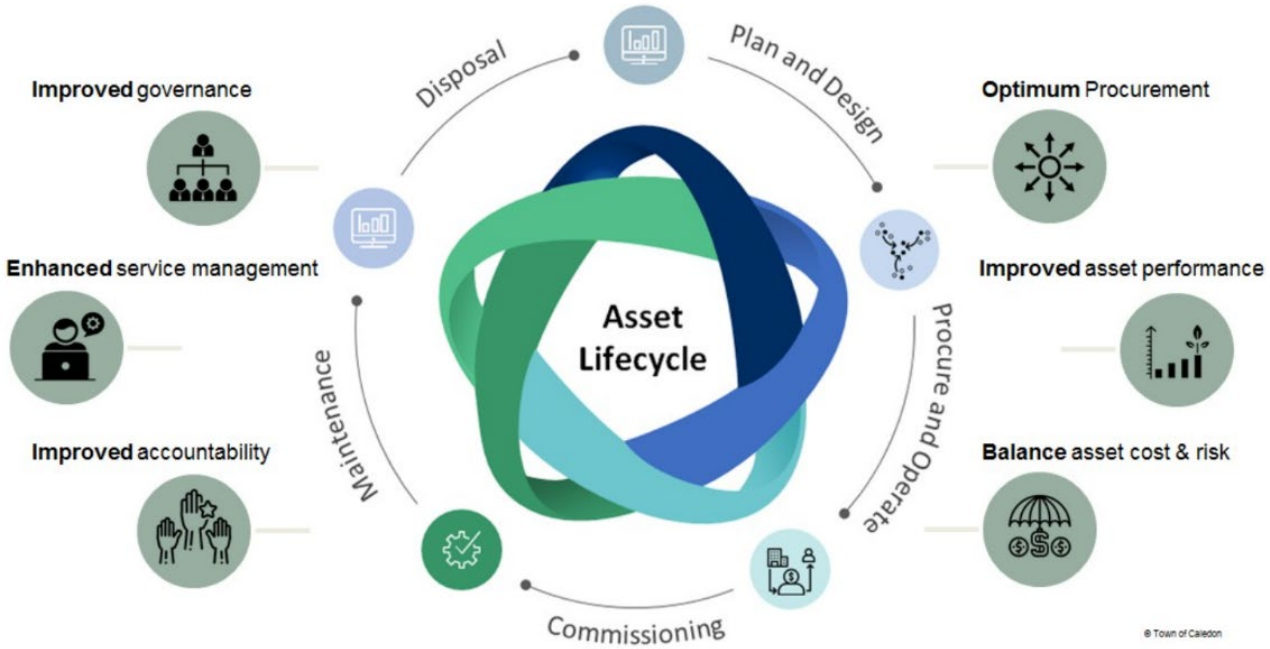
Key Direction #12 – Support Strategic and Innovative Economic Opportunities

We will act strategically to develop our employment lands for businesses that maximize our long-term job growth and economic prosperity; we will support the retention and expansion of businesses and revitalization of our main streets.

- Grow Caledon such that it is recognized as a very desirable place to live, attracting a high quality labour force and business investment.
- Develop new employment lands to maximize long-term economic benefit, aiming to achieve a high job yield per hectare or assessment yield per hectare.
- Plan for and design areas that attract universities, colleges, hospitals, research centres and other uses that can support such clusters.
- Establish strategies to plan for and capitalize on emergence of green jobs that will be required to address climate change now and in the future.
- Plan for, and promote, a smart city culture and robust information and communication technology infrastructure (ICT).
- Foster an innovation corridor on between Highway 413 and the future GO station. Plan for high quality design, broadband ICT infrastructure and transit servicing.
- Differentiate new employment lands by deliberately permitting a specific range of uses and designing an urban environment that will attract a targeted employment cluster.
- Facilitate tourism attractions with appropriate capacity and infrastructure and effectively connect them with tourism infrastructure in our urban areas.
- Explore establishing an "eco-business" park to support businesses that have strong environmental objectives; consider supportive infrastructure.
- Create business opportunities using planning permissions and incentive programs.
- Foster the connection between our agricultural sector and the development of a food science, agri-business and agri-research cluster.
- Encourage the rural and agriculture related employment uses that make Caledon unique, and provide policy direction for these uses.
- Protect identified future employment areas from new development that could undermine the productive development of these strategic areas over the long-term.



Key Direction #13 – Strategically Manage our Civic Infrastructure





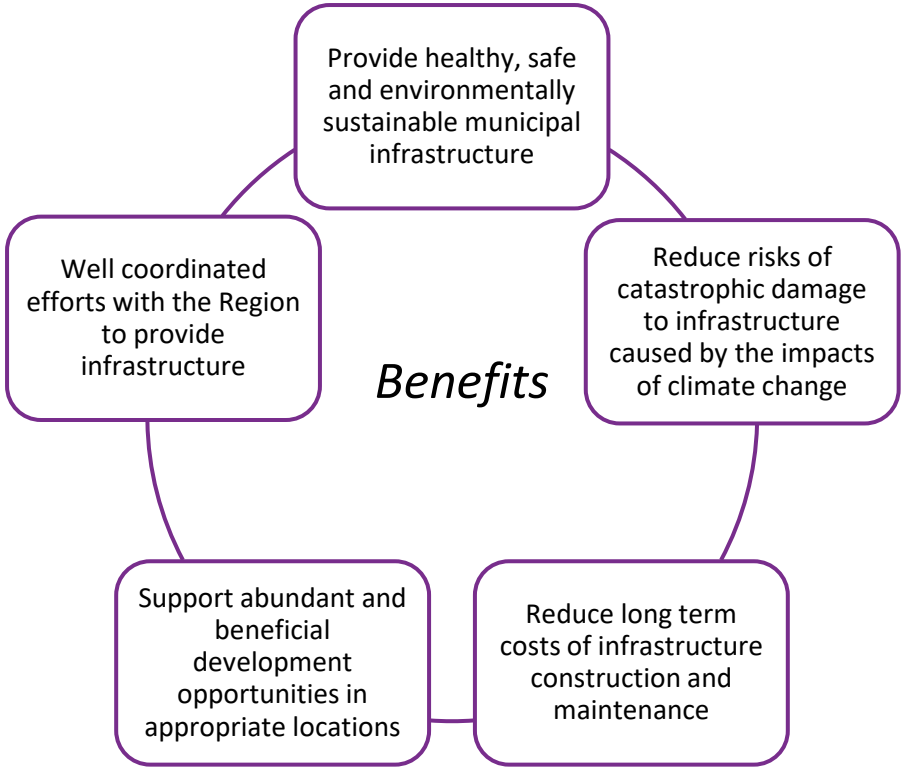




Key Direction #13 – Strategically Manage our Civic Infrastructure

Together with the Region, we will manage our municipal infrastructure so it creates growth opportunities, while being effective, affordable and sustainable over the long-term.

- Work with the Region to provide Caledon with a full range of safe, efficient and effective municipal infrastructure.
- Plan and design infrastructure to protect the natural environment and to mitigate and adapt to climate change.
- Implement water, wastewater, stormwater, and transportation master plans to ensure orderly, cost effective, sustainable, coordinated and timely provision of services to support the planned growth of the Town.
- Manage and phase orderly growth that is directly aligned with a deliberate staging and financial plan for extending and upgrading infrastructure.
- Manage Caledon's civic infrastructure through an asset management plan that is supported by a long-term financial plan that considers life-cycle costs, levels of service and risk management.
- Utilize a "One Water Lens" approach to stormwater servicing, recognizing the integrated relationships between water resources, the environment, drinking water and wastewater.
- Design and implement a stormwater system that protects residents and infrastructure, improves and maintains the natural heritage and water resources system, is informed by watershed and subwatershed planning, and in line with a comprehensive stormwater master plan.
- Integrate green infrastructure into new and existing neighbourhoods.
- Plan and budget for the long-term growth and sustainability of the urban forest.
- Encourage higher residential densities and higher employment yields per hectare, at appropriate locations, to offset the costs of infrastructure and to use those resources wisely.



Summary

Caledon is expected to grow from its current population of approximately 80,000 residents to a future population of 300,000 residents, while at the same time its employment base is projected to grow from 32,000 to 125,000 jobs. This is equivalent to any mid-sized Canadian city like Vaughan, Ontario.

Generally, the southern area of the Town will be subject to urban growth, while the northern 80%will be identified for the protection of its environmental areas, rural communities and agricultural uses. The anticipated growth requires careful planning to support this transition to a highly urban environment in those areas that are planned for growth.

As Caledon prepares its new Official Plan, to serve as a blueprint for the significant amount of growth, a clear set of directions and policies are needed. This report provides Council and the community clarity on:

i) the direction the new Official Plan will take,
ii) establishes the key policy directions of the new Official Plan, and
iii) sets out the strategies that the Official Plan will employ to address the growth and change Caledon will experience.

The key policy directions have been articulated using five over-arching "lenses", which reflect the emerging overall Town Structure. These lenses include:

1. A climate change lens
2. An equity and inclusion lens
3. A protection lens
4. A rural community preservation lens
5. An urban growth management lens

Based on the work done to date, including reviewing the background studies, the provincial and regional plans and the engagement feedback undertaken to date, 13 key policy directions have been drafted as the foundation for our new Official Plan. These strategic actions provide the basis for preparing the policies of the new Official Plan.

In response to the Federal Government's calls for action on Truth and Reconciliation in 2015, Caledon staff have developed an Indigenous Community Engagement Protocol in collaboration with Mississaugas of the Credit First Nation. The Protocol will be expanded through consultation with other Indigenous communities with interests, rights and traditional territories in Caledon. As a guide to meaningful engagement with Indigenous Nations and Peoples, it will be a helpful tool in liaising with Indigenous communities throughout the remainder of the Official Plan preparation process.

It is important to recognize that the new Official Plan, and the policy directions it takes, will only be as effective as the Town's commitment to implementing them through the use of various planning tools and an integrated financial plan that dedicates adequate resources to supporting it.