Land Acknowledgement

Indigenous Peoples have unique and enduring relationships with the land.

Indigenous Peoples have lived on and cared for this land throughout the ages. We acknowledge this and we recognize the significance of the land on which we gather and call home.

We acknowledge the traditional Territory of the Huron-Wendat and Haudenosaunee Peoples, and the Anishnabek of the Williams Treaties.

This land is part of the Treaty Lands and Territory of the Mississaugas of the Credit First Nation.

We honour and respect Indigenous heritage and the long-lasting history of the land and strive to protect the land, water, plants and animals that have inhabited this land for the generations yet to come.

FUTURE CALEDON

OUR OFFICIAL PLAN

Welcome!

The goal of the Town of Caledon Official Plan Review project is the approval of an all-new Official Plan: **FUTURE CALEDON**

- Guides development and decision-making to 2051
- Conforms with Provincial plans and policies and the Region of Peel Official Plan
- Provides policies that support:
  - Climate change mitigation and adaptation
  - Protection of agricultural and environmentally sensitive lands
  - Preserving our rural communities
  - Responsible urban growth management
  - Equity and inclusion for all

Our Vision

Caledon will be a sustainable, healthy, connected, and complete community with a thriving local economy. As we grow, we will continue to celebrate our heritage, diversity and rural roots and be stewards of our natural environment.

FUTURE CALEDON

Phase 1	Phase 2	Phase 3
• Vision and Guiding Principles • Town Structure • Initial Growth Management Policies • Natural Environment System and Open Space Policies • Rural System Policies • Urban System Policies • Implementation Policies	• More Growth Management Policies • More Intensification and Major Transit Station Area Policies • Mineral Aggregate Resources Policies • Truck Parking and Goods Movement Policies • Bolton Secondary Plan (Review, Update and Consolidation of the Existing Bolton Secondary Plans)	• More Secondary Plan Reviews • New Secondary Plans

2023 → 2025+

Your input will inform updates to the draft "Phase 1 document" before it is recommended for Council adoption.



FUTURE CALEDON

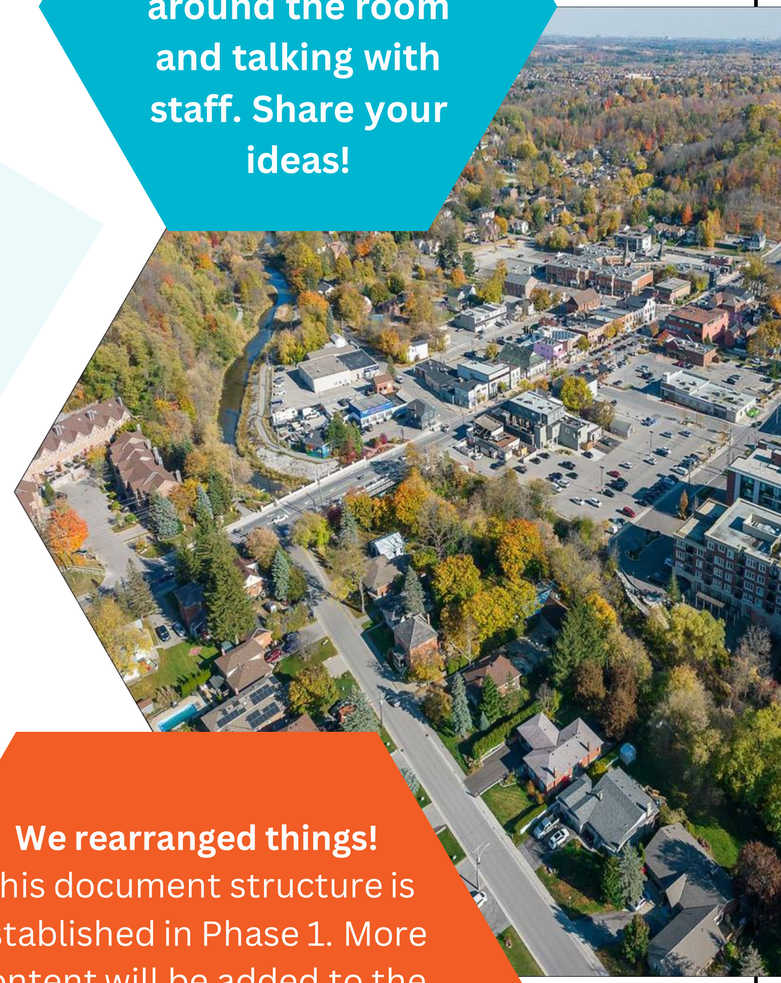
Plan Organization

- **Part A**, Introduction
  - Sets out the purpose, scope and context of the Plan + the vision and guiding principles
  - Provides guidance on how to read and interpret the Plan

- **Part B**, Managing Growth and Change
- **Part C**, Town-wide Policies
- **Part D**, Natural Environment System, Parks and Open Space
- **Part E**, Rural System
- **Part F**, Urban System

- **Part G**, Implementation
  - Describes the planning tools and development approval processes to implement and update the policies of the Plan + a glossary of defined terms
- **Part H**, Site-specific Policies and Secondary Plans

Learn more about this Plan content from the displays around the room and talking with staff. Share your ideas!

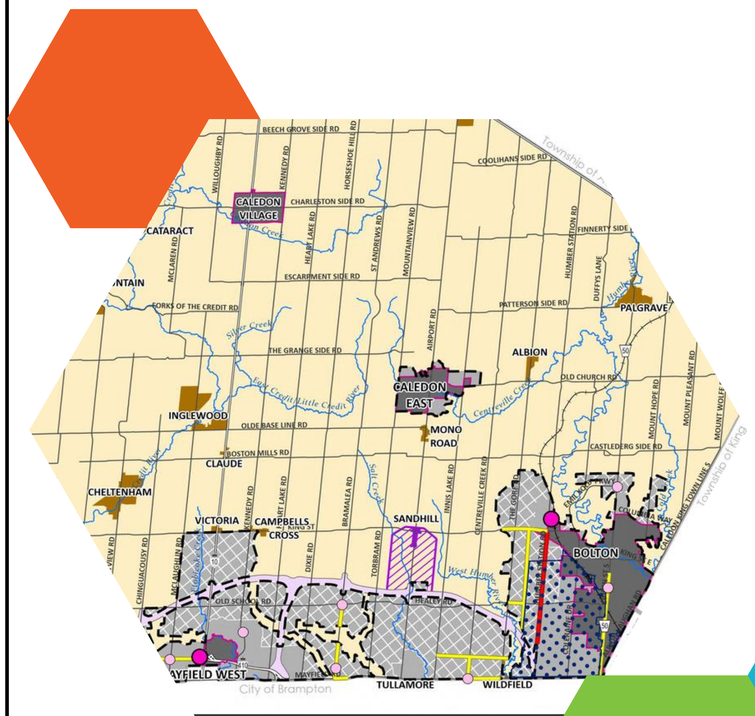


We rearranged things!
This document structure is established in Phase 1. More content will be added to the Plan through official plan amendments in Phases 2 and 3 (e.g., secondary plans).

Growth

	2021	2051
Population	81,000	300,000
Households	24,000	90,000
Employment	32,000	125,000

- Majority of growth directed to Urban Area
- Limited infill development in Villages and Hamlets
- Minimum 5% intensification to be in delineated built-up area (See Schedule B2) – may be higher in some areas
- Intensification could be redevelopment of sites, infill of vacant or underutilized lots, redevelopment at higher density, additional residential units added, etc.
- New areas to be developed at 67.5 residents and jobs per hectare
- Planning for complete communities
- Growth Management and Phasing Plan to be completed this fall, will identify secondary plan boundaries and phasing for the urban area



Complete communities are places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and public service

Town Structure

The Town Structure is comprised of an Urban System, Rural System and Natural Environment System

- Natural Environment System
  - Natural Features and Areas
- Rural System
  - Agricultural Area and Rural Lands
  - Villages
  - Hamlets
  - Rural Employment Centre
  - Palgrave Estate Residential Community
- Urban System
  - Urban Areas
  - Downtown Bolton
  - Urban Centres
  - Neighbourhood Centres
  - Urban Corridors
  - Knowledge and Innovation Corridor



Climate Change

Building low-carbon and climate resilient communities

- Climate Change policies are found throughout the plan and have been integrated at various levels
- A policy framework for climate change mitigation and adaptation through built form, density, low-carbon energy,
- Green development standards to support low emissions in building and site design
- The Official Plan is committed to supporting our emissions reduction targets.

Mitigation

Reducing sources of greenhouse gases, such as burning fossil fuels for heating, electricity, and transportation, and enhancing carbon storage.

GHG



Adaptation

Preparing for the impacts of a changing climate by reducing risk and vulnerability associated with extreme weather events and building resiliency to recover from them.

Cultural Heritage, Design, & Housing

Conserve and celebrate our heritage, with housing options for all.

- Policies provide for the conservation of the Town's cultural heritage resources in accordance with Provincial legislation.
- Key design principles to achieve building, place, and space designed based on good urban design principles.
- Contribute to Provincial and Regional growth forecasts by planning to accommodate 90,000 new residential units which will include:
  - Diverse housing types and tenures including affordable units.
  - Purpose built rentals.
  - Higher densities surrounding Major Transit Station Areas (MTSAs)
  - Additional Residential Units (ARUs)

Missing middle describes a range of housing types between detached dwellings and mid-rise apartment buildings that were more common before World War II. It includes additional residential units, multiple attached dwellings, multiplexes and low-rise apartment buildings.

Affordable housing is a residential unit where the annual rent or sale price is no greater than 30 per cent of the gross annual household income for low- and moderate-income households.



Transportation & Infrastructure

Transportation policies allow for safe, convenient, economical, equitable, and efficient movement of people of all ages and abilities, goods and services

- We’re reducing vehicle dependency by promoting sustainable modes and building toward a multimodal transportation system that is safe, equitable, convenient, economical, efficient, minimizes environmental impacts, manages future demand and congestion.
    - Complete Streets design principles
    - Prioritize transit and active transportation
    - Target Net-zero GHG emissions by 2050
- We're planning and managing municipal infrastructure that creates growth opportunities while being effective, innovative, and environmentally and financially sustainable.
- Infrastructure policies provide a framework for municipal infrastructure planning related to water, wastewater and stormwater management services.



Caledon’s transportation system is vital to the Town’s economy an connects people to jobs, education, healthcare facilities, essential services, entertainment and recreation, and with loved ones

Natural Environment System, Source Water Protection & Hazards

Protect, restore, and enhance natural features and areas, and water resource systems to be healthy, sustainable, and resilient.

- Introduction of **Natural Environment System** approach focused on protection and enhancement of Natural Features and Areas, Supporting Features and Areas and the Water Resource System in a manner consistent Provincial and Regional direction.

- **Source Water Protection**
  - Consolidation into a focused location in the Plan
  - Maximizes conformity with Regional Plan directions

- **Natural and Human-made Hazards**
  - Focus on ravine, valley, river and stream corridors, flood plains, wildfire lands and other natural or human-made hazard lands
  - Policies focus on:
    - Avoiding development risks to public safety, public health or property damage
    - Protecting existing development at risk from hazards



The pending Provincial Greenbelt Plan Review may impact the extent and protections of Natural and supportive features and areas.

Parks & Open Space

Strengthening communities with parks and open space makes them more attractive places to live and work by providing opportunities for social interaction, recreation, and community programming.

- New designation – formerly Open Space & Recreation
- Expanded to provide continuous and linked system accessible to a range of ages, abilities and interests
- The policies of this Official Plan will inform more detailed direction for our Parks & Recreation Strategic Plan



Parks and open spaces improve physical and psychological health.

Rural System

Protect prime agricultural and rural areas and support the future viability of farming operations.

- Permitted uses and criteria clarified for:
  - Agricultural Uses, On-farm diversified uses, Agriculture-related uses, and Cannabis

- New agriculture-related uses will require a site-specific re-zoning to ensure that all relevant criteria are met before the use is established.

- Agriculture-related uses and on-farm diversified uses will be subject site plan control.

- **On-farm diversified uses** are uses that are secondary to the principal agricultural use of the property and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products.

- Opportunities for Increased on-farm diversified use maximum area (from 2% to 4% of lot area) and building and structure sizes (from 20% of the use area up to 1,000 square metres to 35% of the use area up to 3,500 square metres), subject to a re-zoning.



Lot creation in Prime Agricultural Area outside Provincial Plan Areas may change with pending Provincial legislation.

Urban System



New Urban Lands

- All New Community and New Employment Areas will be subject to secondary planning, to be initiated by the Town
- Secondary Plans will establish land use designations for new urban lands
- Will include a variety of uses, densities and heights

Land Use Designations

- Community Areas
  - Urban Centres
  - Urban Corridors
  - Major Commercial/Mixed Use
  - Neighbourhood Centre
  - Neighbourhood Area
  - Major Institutional Area
- Employment
  - Prestige Employment Area
  - General Employment Area
  - Knowledge and Innovation Employment Area
- Updates to existing Secondary Plans (Bolton, Mayfield West, Tullamore, Caledon East) to be addressed through future phases of this work



Next Steps

What's next for the Official Plan Review?

- September 12, 2023
  - Virtual public open house
- September 19, 2023
  - In-person open house and hybrid public meeting
- October 2, 2023
  - Commenting period closes
  - Staff reviews comments and updates the draft Official Plan
- Late 2023/Early 2024
  - Staff recommends Official Plan for Council adoption

Stay Informed

- Website: https://haveyoursaycaledon.ca/official-plan-review
- Email: opreview@caledon.ca
- Telephone: 905-584-2272 ext. 7338
- **We want to hear from you!**



