FUTURE CALEDON

WELCOME!

TOWN OF CALEDON OFFICIAL PLAN

PUBLIC OPEN HOUSES

Monday, March 28, 2022 | 6:30-8:30 p.m.
Wednesday, March 30, 2022 | 6:30-8:30 p.m.
Monday, April 11, 2022 | 5:00-6:00 p.m.



This is your opportunity to:

- Learn about the draft Official Plan
- Ask questions of the project team
- Share your input and comments on the draft Official Plan

WHY PLAN FOR THE FUTURE?

FUTURE CALEDON

Caledon is set to grow by 220,000 residents and 93,000 jobs by the year 2051.

Town of Caledon Growth Forecasts

2021	80,000 residents
2051	300,000 residents
2021	30,000 jobs
2051	125,000 jobs

- The Town is required to undertake a review of its Official Plan. The Town's Official Plan needs to conform with provincial plans and the Region's Official Plan.
- The new Official Plan reflects the critical challenges and priorities for our community, including **climate change, housing, protection of natural heritage areas, and planning for growth.**
- The new Official Plan sets out an approach to manage **where and how** this growth will occur, considering how it will be financed, serviced, and located.

PROCESS & TIMELINES

The new Official Plan has been written through a four phase process, as outlined below. At each phase, the community and stakeholders have weighed in on their vision for the future of Caledon.

Phase 1

- Satellite Offices
- Community Events
- Pop-up Events
- Storytelling Tool
- Ideas Tool
- Community Survey
- Visioning Workshop
- Engagement Summary
- Public Open House

Phase 2 | Winter 2022

- Public Open House
- Policy Directions Report
- Presentation to Council

Phase 3 | WE ARE HERE

- Focus Groups
- Statutory Public Open Houses
- Statutory Public Meeting

Phase 4 | Spring 2022

- Council Adoption

KEY DRIVERS & DIRECTIONS

The Town's Official Plan Review has been driven and informed by several concurrent processes and studies to inform the draft policies.

1. **Provide a comprehensive, new Official Plan for the Town, replacing the existing 1979 Official Plan with a coordinated vision for Caledon, while reflecting the diversity of our communities.**

2. **Address upper-tier legislative changes and policy requirements to ensure conformity including the:**
   - *Planning Act*
   - Provincial Policy Statement, 2020
   - Growth Plan for the Greater Golden Horseshoe, 2019
   - Greenbelt Plan, 2017
   - Oak Ridges Moraine Conservation Plan, 2017
   - Niagara Escarpment Conservation Plan, 2017
   - Lake Simcoe Protection Plan, 2009

3. **Holistically integrate recent Town documents, initiatives, and Master Plans prepared as part of the Future Caledon project, for example the:**
   - Multi-Modal Transportation Master Plan
   - Affordable Housing Study
   - Economic Development Strategy
   - Intensification Study Update
   - Design Policies Study
   - Agricultural Trends Study
   - Age Friendly Action Plan
   - Climate Change and Land Use Discussion Paper



LENSES

The Draft Official Plan has been prepared through the view of five lenses that will shape the future of Caledon and cut across a wide range of issues.



Protection Lens

- This Official Plan will protect those things that Caledon cherishes most, as the Town grows and evolves over the next 30 years.
- About 80% of land in Caledon is dedicated to protecting our agricultural and environmental lands over the long-term.
- This protection lens also relates to our cultural heritage and our desire to conserve these important historical resources over the long-term.



Rural Community Preservation Lens

- Caledon has long and deep rural roots.
- Only a limited amount of growth will be permitted in the Town's hamlets and villages, to support their long-term sustainability while preserving their rural character and community qualities.



Climate Change Lens

- Creating a healthy, sustainable and climate friendly community requires careful planning. We need to grow in a way that allows us to adapt to the impacts of climate change.
- How our communities are designed is directly linked to the emissions we generate and our ability to cope with extreme weather because of climate change.



Urban Growth Management Lens

- Caledon's identified growth area has been recognized and is where a significant amount of growth and development will occur.
- Important to manage 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.
- We want to grow in a way that offers a strong identity, an outstanding quality of life, affordability, rich urban amenities, and healthy lifestyles.

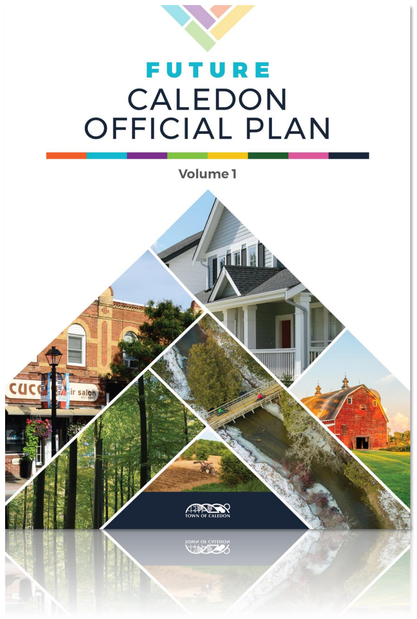


Equity and Inclusion Lens

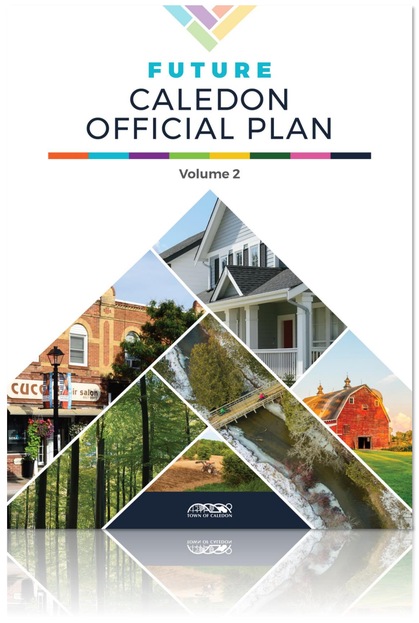
- The Official Plan needs to consider the impact it will have upon groups of people who are most at risk of exclusion.
- Planning for equity contributes to the development of sustainable, resilient and healthy communities by more effectively and systematically addressing community well-being.
- Acknowledges the connection between age, race, language, ethnicity, socioeconomic status, geographic location, gender, abilities and sexuality, to ensure the Plan will foster an inclusive and accessible community for all.

STRUCTURE OF THE PLAN

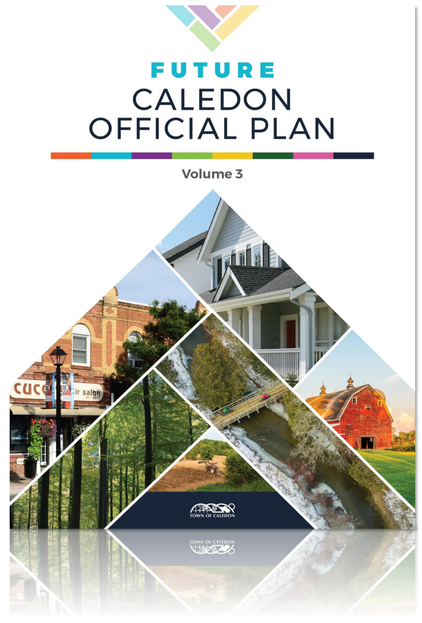
The Official Plan is comprised of three volumes.



Volume 1 contains the Town's vision, guiding principles, and policies for managing growth and change to the year 2041.



Volume 2 contains policies for the various Secondary Plan areas shown on Schedule A-4.



Volume 3 contains the previously approved site and area specific policies which apply to specific areas in the Town.

List of Schedules

A series of schedules (maps) are attached to and form part of the Official Plan, some of these include:

- Schedule A-1: Town Structure
- Schedule A-2: Growth Management
- Schedule A-3: Provincial Plan Areas and Designations
- Schedule A-4: Urban Community Context
- Schedule B-1: Town-wide Land Use Designations
- Schedule B-2 to B-16: Village and Hamlet Land Use Designations
- Schedule C-1: Natural Heritage System
- Schedule C-2: Water Resource System Features
- Schedule C-3: Water Resource System Areas
- Schedule C-4: Agriculture and Rural System
- Schedule C-5: Areas of Aggregate Potential
- Schedule F: Palgrave Estates Residential Community
- Schedule G-1: Town-wide Mobility Network
- Schedule G-2: Bolton Mobility Network
- Schedule G-3: Mayfield West Mobility Network
- Schedule G-4: Road Right-of-Way Widths
- Schedule H: Wellhead Protection Areas
- Schedule J: Oak Ridges Moraine Landform Conservation Areas
- Schedule K: Oak Ridges Moraine Areas of High Aquifer Vulnerability
- Schedule M: Designated Cultural Heritage

VOLUME 1 OVERVIEW

FUTURE CALEDON



Chapter 1 Introduction

Sets out how the Plan is to be read, interpreted, and navigated.

Chapter 2 Our Vision, Values, and Strategic Pillars

Establishes the vision for Caledon, the strategies, and the policy directions that will be used to achieve the vision.

Chapter 3 Shaping Our Community

Provides a Town structure plan and growth management policies.

Chapter 4 Planning for Prosperity: Town-wide Policies

Establishes detailed Town-wide planning policies.

Chapter 5 Planning Designations

Establishes planning designations that allow for a range of permitted uses, intensity, and built form.

Chapter 6 Implementation and Glossary

Defines and enables a wide range of implementation tools allowed by the Planning Act and contains the definitions for key terms used throughout the Plan.

Maps

Contains the schedules, which are to be read in conjunction with this Official Plan.

OUR 2051 VISION

Place a sticky note & share your thoughts here!

FUTURE CALEDON

Chapters 1 and 2 of the Official Plan provides an introduction to the Plan and sets out our vision, values, and strategic pillars for planning to 2051.





Our Vision

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

PILLARS OF THE PLAN

Place a sticky note & share your thoughts here!

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The Official Plan is built on 13 pillars to achieve our vision and goals.

- **Pillar No. 1: Address Climate Change in Everything We Do**
- **Pillar No. 2: Protect Our Agricultural Lands**
- **Pillar No. 3: Preserve Our Environmental Areas**
- **Pillar No. 4: Conserve Our Cultural Heritage**
- **Pillar No. 5: Manage Our Aggregate Resources**
- **Pillar No. 6: Protect and Nurture Our Rural Communities**
- **Pillar No. 7: Manage and Support Growth for Our Long-term Benefit**
- **Pillar No. 8: Create Healthy and Complete Neighbourhoods**
- **Pillar No. 9: Design Great Urban Places**
- **Pillar No. 10: Create High Quality Mobility Options**
- **Pillar No. 11: Pursue Housing Affordability**
- **Pillar No. 12: Support Strategic and Innovative Economic Opportunities**
- **Pillar No. 13: Strategically Manage Our Civic Infrastructure**

These pillars are considered foundational elements of the Plan, and detailed policies which implement each pillar are contained in Chapter 4.



GROWTH MANAGEMENT

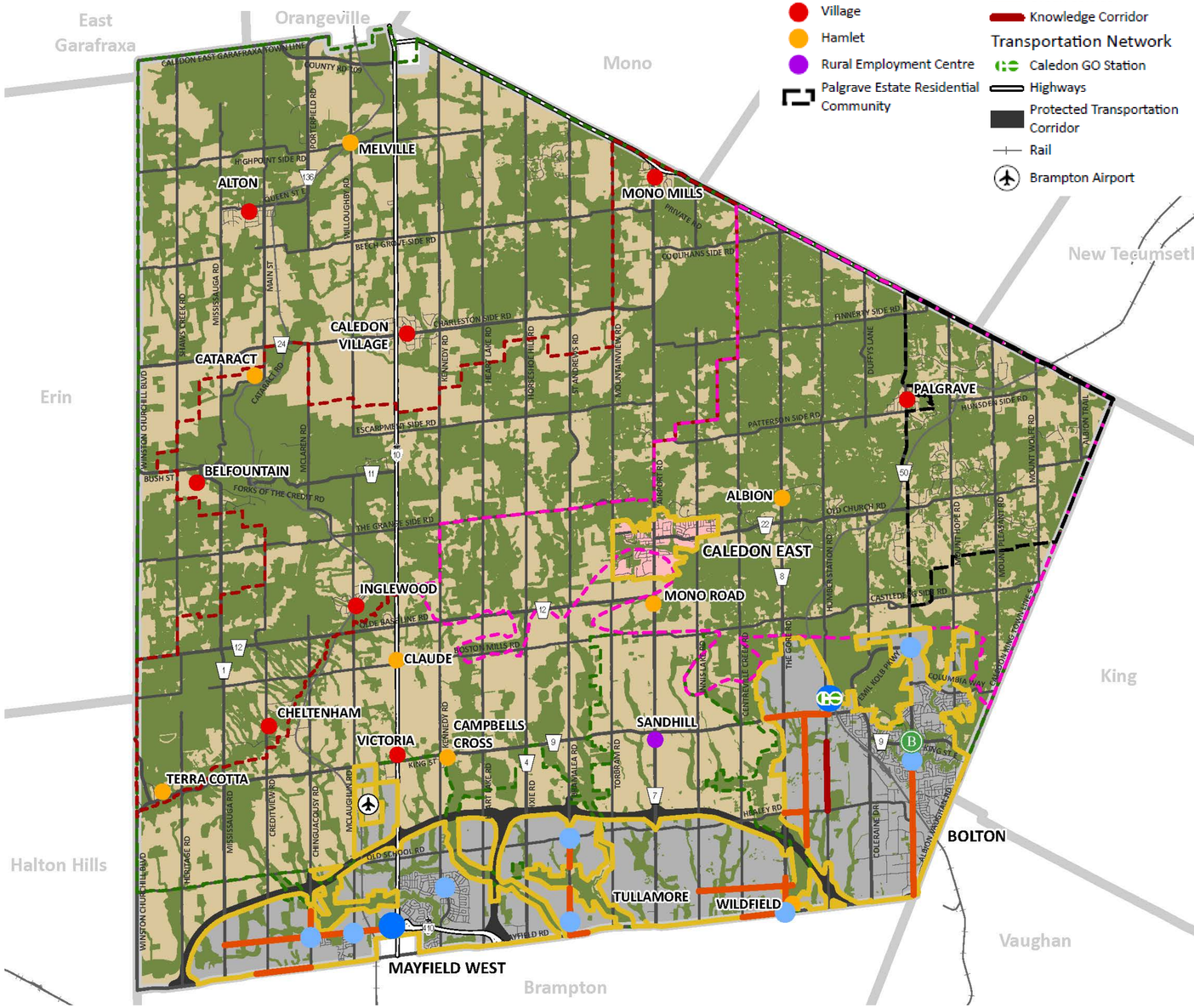
Chapter 3 of the Official Plan sets out a strategy for managing population and employment growth forecasted to 2051.

- The focus of population and employment growth will be in the Urban Area/Urban Boundary
- Centres and Corridors will accommodate the highest levels of density
- Limited growth is directed to Caledon East, shown as a Town Centre, which is both a complete community in itself and supports the surrounding rural and agricultural areas
- Limited development will occur outside of the Urban Boundary, including within Hamlets and Villages
- The Town has sufficient opportunities for development to meet the Region's intensification target

Place a sticky note & share your thoughts here!

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Schedule A-1 – Town Structure



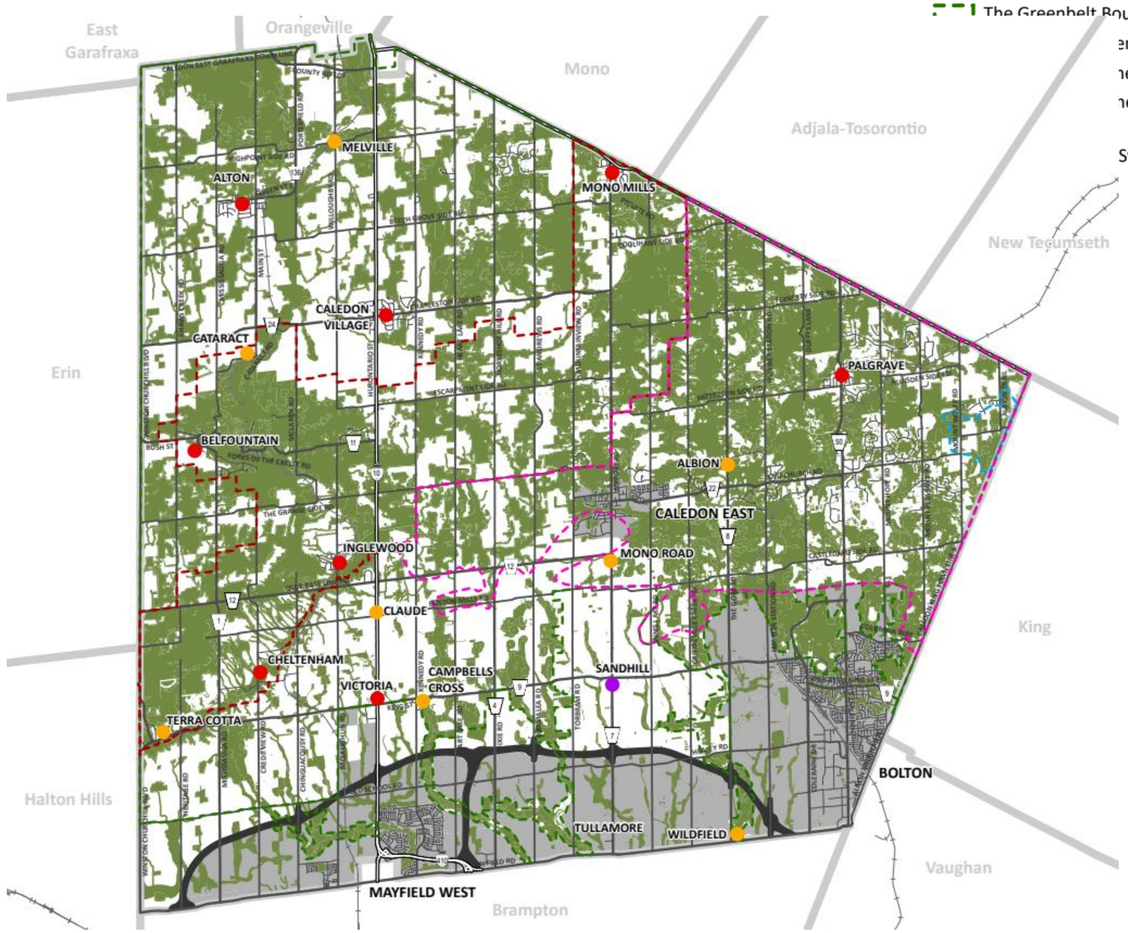
PROTECTION CONTEXT

Chapter 3, 4, and 5 of the Official Plan contains policies for the Protection Context which consists of the Natural Heritage System, and Provincial Plan Areas.

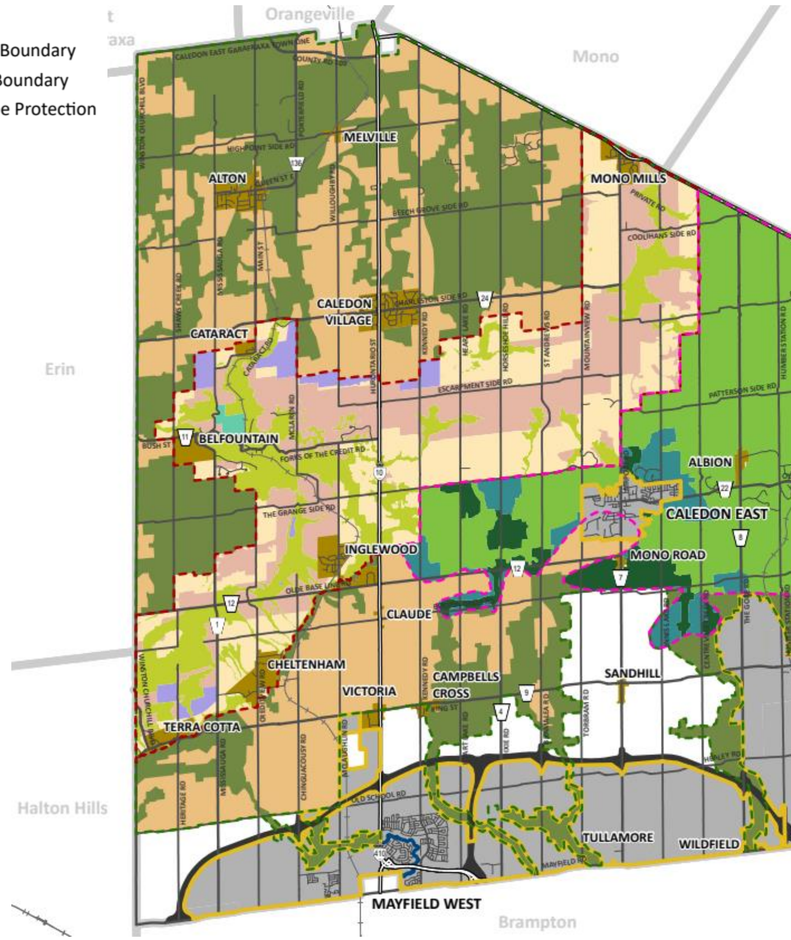
Place a sticky note & share your thoughts here!

FUTURE CALEDON

Schedule C-1 – Natural Heritage System



Schedule A-3 – Provincial Plan Areas and Designations



Oak Ridges Moraine Conservation Plan Area Land Use Designations
- Oak Ridge Moraine Plan Area Boundary
- Natural Core Area
- Natural Linkage Area
- Countryside Area
- Palgrave Estates Residential Community (Component of Countryside Area)

Niagara Escarpment Plan Area Land Use Designations
- Niagara Escarpment Plan Area Boundary
- Escarpment Natural Area
- Escarpment Protection Area
- Escarpment Recreation Area
- Escarpment Rural Area
- Mineral Resource Extraction Area

The Greenbelt Land Use Designations
- Greenbelt Plan Boundary
- Protected Countryside
- Urban River Valley
- Natural Heritage System

Lake Simcoe Protection Plan Area
- Area Subject to the Lake Simcoe Protection Plan Areas

URBAN COMMUNITY CONTEXT

Place a sticky note & share your thoughts here!

FUTURE CALEDON

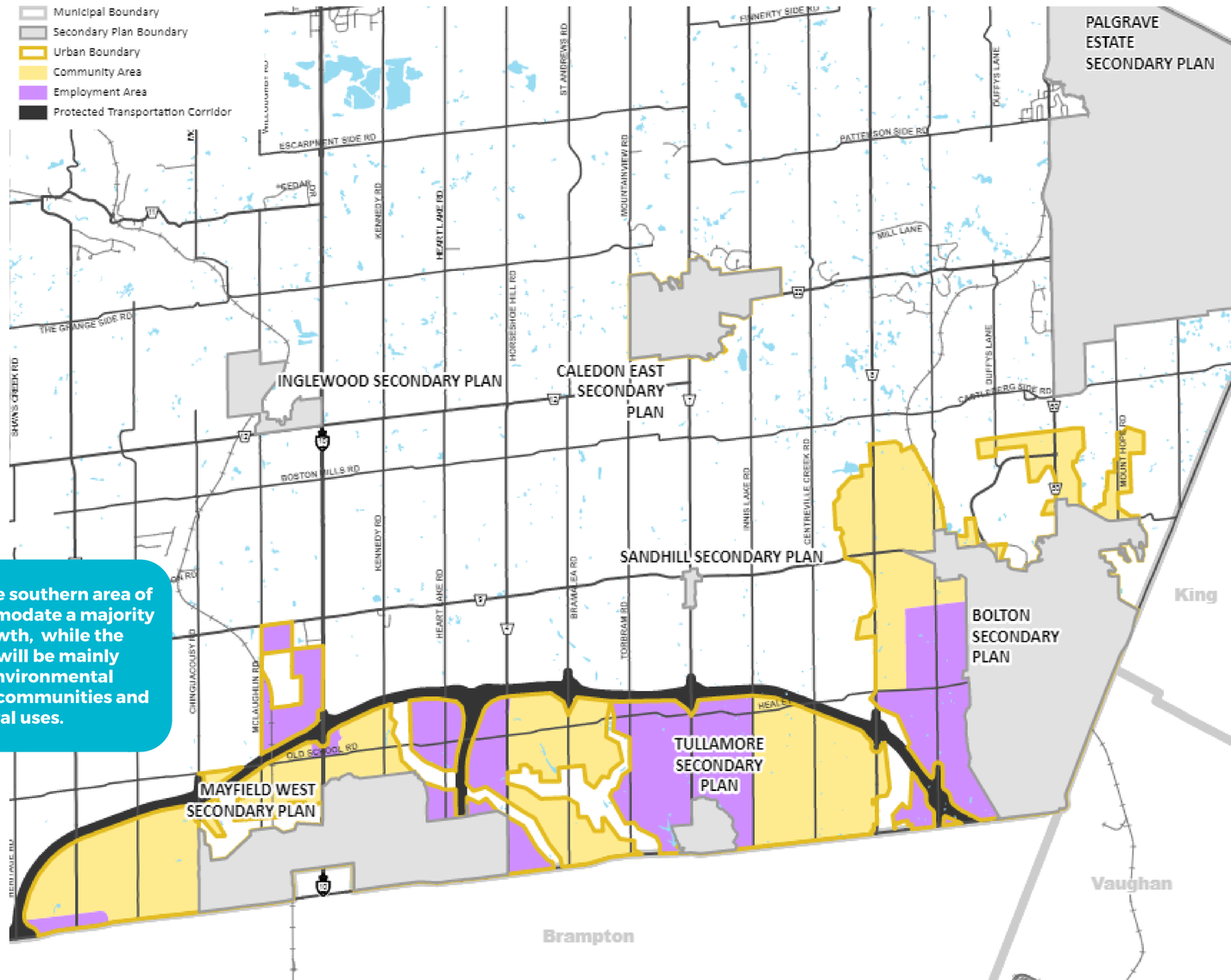
Chapter 3, 4, and 5 of the Official Plan contains policies for the Urban Community Context, which consists of Community Areas, Employment Areas, and lands within existing Secondary Plan Boundaries.

Employment Areas
Includes lands where a large number of people work.

Community Areas
Will be planned in accordance with the Chapter 6 policies of this Plan. More detailed land uses will be applied during the Secondary Planning process.

Secondary Plan Boundary
Secondary Plans and other detailed policy areas as set out in Volume 2 of this Plan.

Schedule A-4 – Urban Community Context



Less than 20% of the southern area of Caledon will accommodate a majority of the urban growth, while the remaining 80% will be mainly protected for environmental conservation, rural communities and agricultural uses.

RURAL COMMUNITY CONTEXT

Place a sticky note & share your thoughts here!

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Chapter 3, 4, and 5 of the Official Plan contains policies for the Rural Community Context. The Rural Community Context consists of lands outside of the Urban Area – our Villages, Hamlets, and rural area. Specifically the Rural Community Context consists of:

Hamlets and Villages (See Schedules B2-B16)
Hamlets and Villages are mainly small residential communities, although they contain other existing uses which create unique rural neighbourhoods. These lands contain Rural Neighbourhoods and Rural Commercials uses.

Prime Agricultural Areas
Includes land with high productive soils best suited for agricultural uses.

Rural Areas
Includes lands with relatively lower quality soils where non-agricultural rural uses may be suitable, but which should support agricultural uses.

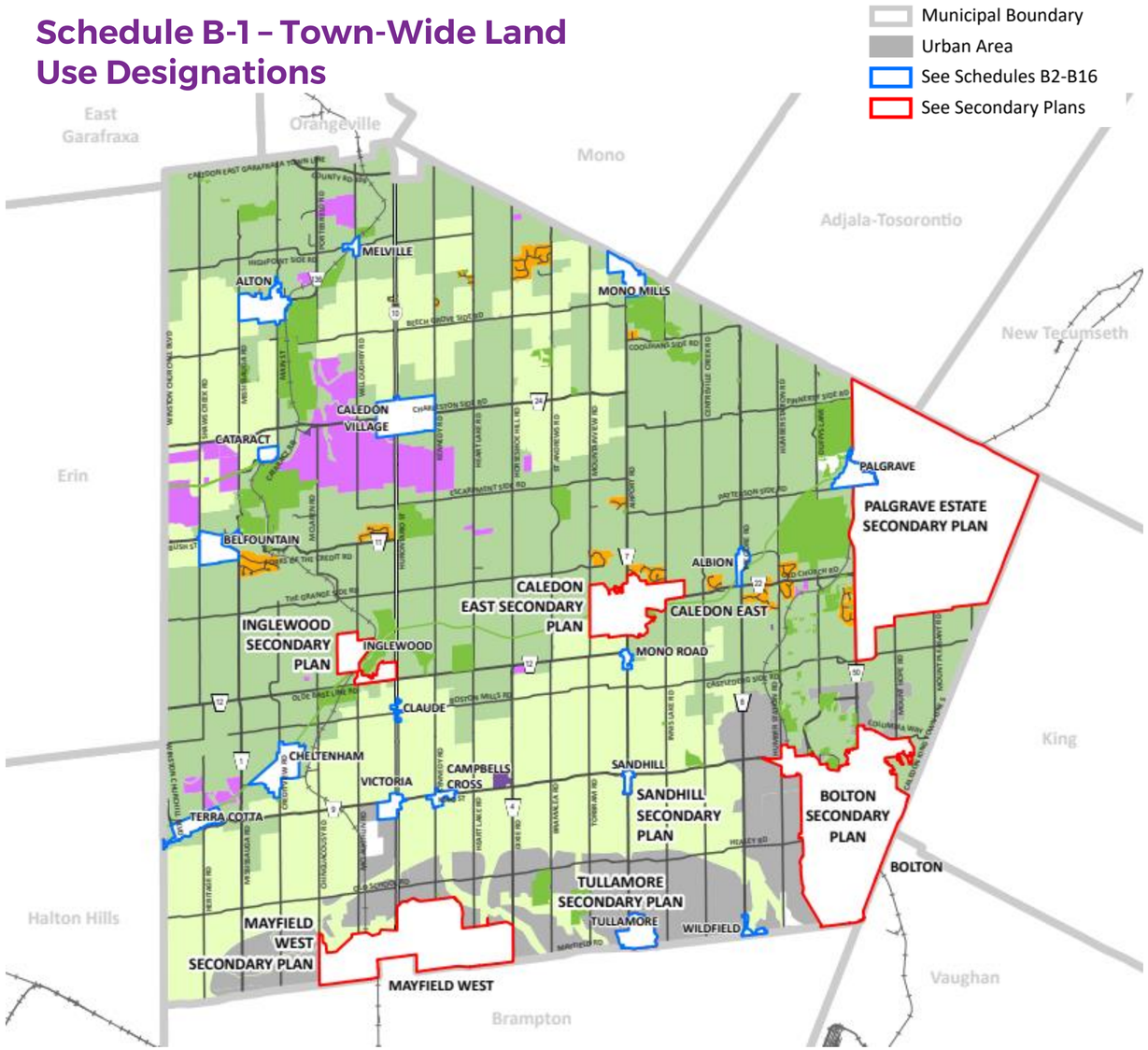
Extractive Industrial
Includes land that are mineral aggregate resources and uses.

Estate Residential
Includes lands that provide a range of housing and living styles, offering a rural atmosphere.

Waste Management
Includes lands that provide waste collection and future waste disposal needs.

Rural Economic Development Area
Includes lands that provides for a limited range of uses that enhance tourism and recreational experiences based on the character of the rural area.

Schedule B-1 – Town-Wide Land Use Designations



CLIMATE CHANGE

Place a sticky note & share your thoughts here!

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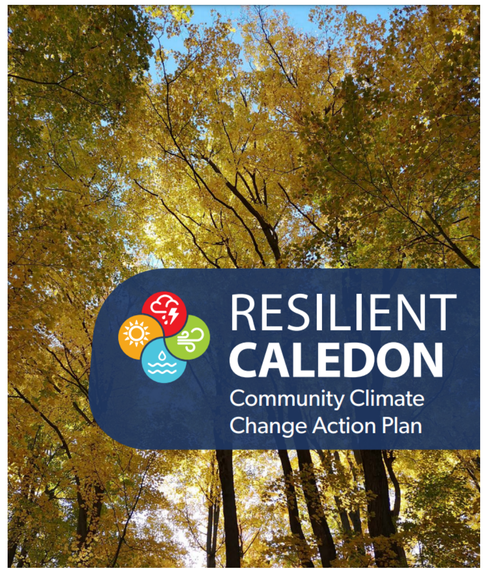
2030

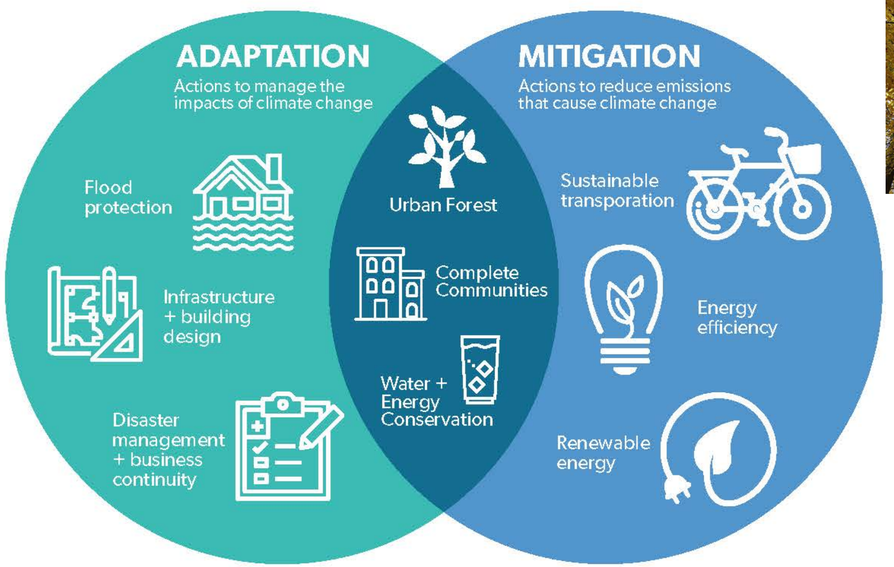
Target 36% reduction in GHG emissions in the Town

2050

Target net-zero GHG emissions in the Town

The Town endorsed Resilient Caledon, a plan that outlines a pathway to achieve steep emissions reductions and opportunities to adapt and prepare for climate change.





The Town has introduced a climate change chapter into the Draft Official Plan. It is a complex issue, climate change policies are embedded throughout the draft Official Plan policies and include:

Lead by Example: The Town will lead by example in its climate change response through enhanced emergency management procedures to respond to natural hazards, embed a climate change lens into major Town Strategic Plans

Green Development Standards: All new development to embed climate change and environmental priorities

Energy and Emissions and Adaptation Plans: Undertake low carbon energy and emissions and climate change adaptation plans for all new development

Built Environment:

- Density and intensification in the right areas
- Design communities to have major amenities and workplaces located within a 15 minute radius
- Develop programs to retrofit existing buildings
- Eco-industrial and innovation districts through an eco zone by-law
- Urban tree canopies to reduce heat island effect
- Establish a Green Roof By Law

Transportation Systems:

- Transit and active transportation-oriented development
- Electric vehicle charging infrastructure in new development
- Complete streets policies and design guidelines

ECONOMIC DEVELOPMENT

Place a sticky note & share your thoughts here!

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The Official Plan contains economic development policies pertaining to:

- Promoting Employment Areas, agricultural businesses, and tourism
- Caledon's Provincially Significant Employment Zone
- Future Strategic Employment Area Reserves
- Designation of an appropriate amount and type of Employment Areas
- Knowledge and Innovation Employment Areas
- Eco-business Zones
- Support of a vibrant local economy and business environment
- The Economic Development Strategy supports key industrial sectors including agriculture and agri-business, tourism, manufacturing and knowledge-based industries and a recognition of the small businesses as the cornerstone to the local economy.



Employment Area Designation

Spectrum of Employment Area Designations





Source: McMaster Innovation Park

Knowledge and Innovation Employment Areas are clusters of higher density employment uses, including office parks, and select institutional uses such as post-secondary facilities, university, and government research.

PARKS

The Official Plan contains parks and recreation policies pertaining to:

- Recognizing the importance of community facilities and services such as schools, libraries, community centres, parks, arts and culture, health and social services, in achieving complete communities, or 15 minute neighbourhoods.
- Parkland
- Recreation Facilities
- Trail Networks
- A Parks Hierarchy that contains District-Special Purpose Parks, Community Parks, Neighbourhood Parks and Urban Squares

The parks and open space system will include public and private open spaces that are well designed, connected and publicly accessible to allow Caledon residents, workers, and visitors to socialize, recreate and appreciate the environment together.



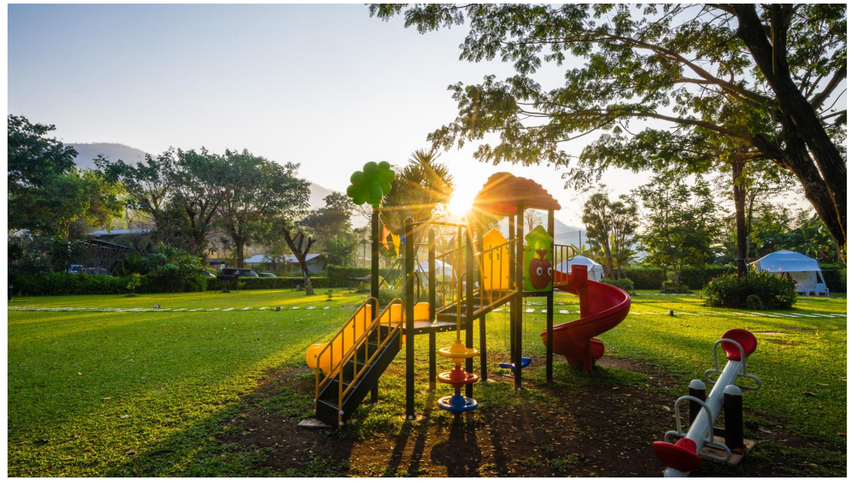
Source: National Association of Realtors

Place a sticky note & share your thoughts here!

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The Parks Plan is being updated to ensure we have an optimal level of service for parks that is accessible to all residents as we grow. The Parks Plan will:

- Evaluate our existing parks system
- Outline issues and opportunities associated with the parks system
- Review existing and anticipated park supply
- Assess current and future parkland needs
- Review Parks hierarchy
- Plan for an optimal level of service as our community grows and changes
- Develop strategic directions for parkland retention, optimization and expansion



The Parks Plan and associated Parks Dedication By-law will undergo a separate consultation process.

Project Contact: Jyoti Pathak, Manager Parks

CULTURAL HERITAGE & INDIGENOUS CONSULTATION

Place a sticky note & share your thoughts here!

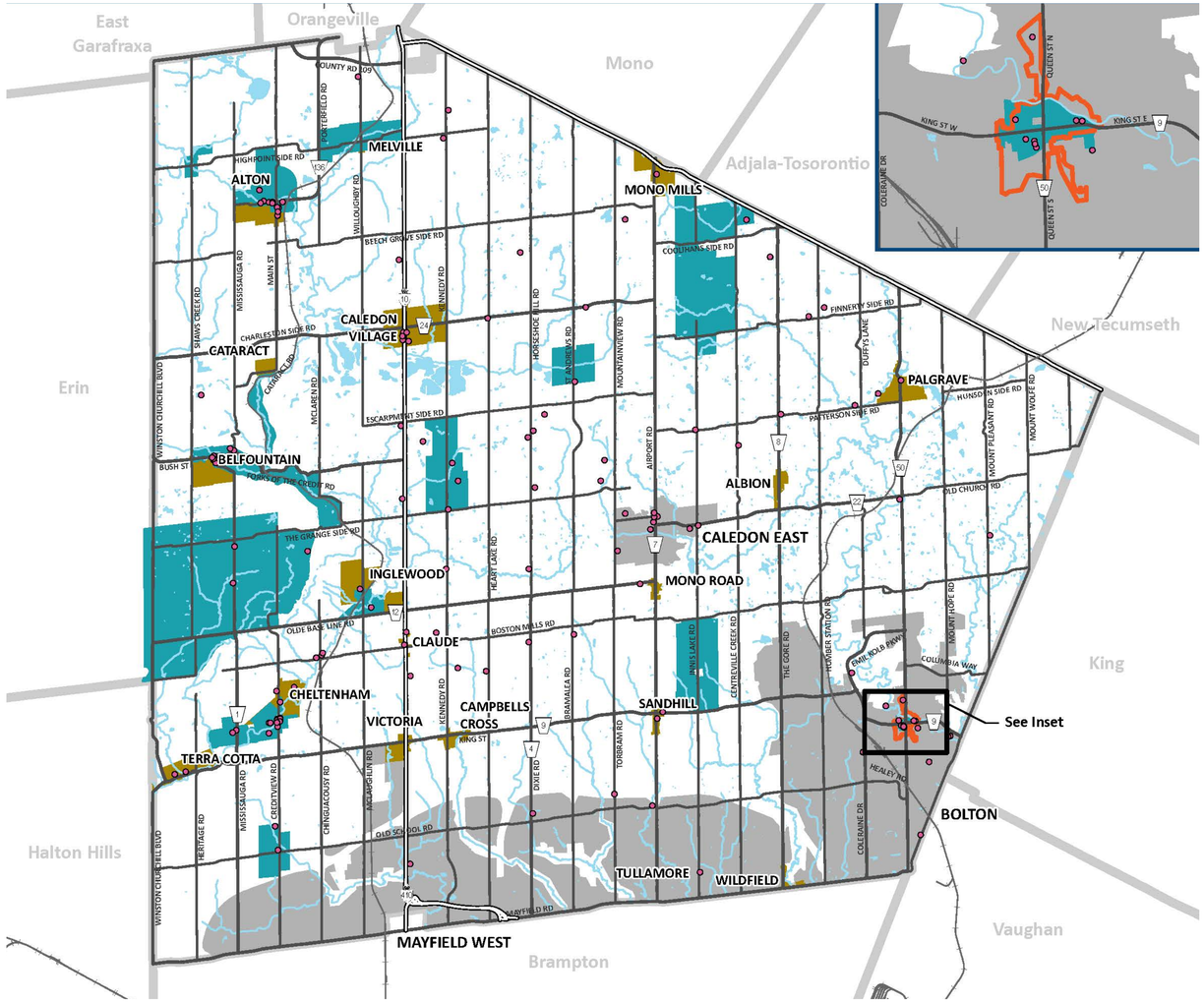
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The Official Plan contains indigenous consultation and cultural heritage policies pertaining to:

- Duty to consult
- Archaeological resources and assessments
- Indigenous Community Engagement Protocol
- Requirements to consult with Indigenous communities on land use planning matters
- Built Heritage Resources
- Heritage Conservation Districts
- Areas with Cultural Heritage Character
- Cultural Heritage Landscapes
- The Bolton Heritage Conservation District
- Designing new communities that integrate heritage resources
- Preserving the established character of hamlets and villages
- High quality architecture and community design



Schedule M - Designated Cultural Heritage



HOUSING AND DESIGN

Place a sticky note & share your thoughts here!

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The Official Plan contains housing policies pertaining to:

- Encouraging a mix of housing types, sizes and ownership
- Land Supply for Housing
- Housing Studies and Strategies
- Annual Housing Targets
- Rental Housing Supply
- Additional Residential Units & Garden Suites
- Affordable Housing & Inclusionary Zoning
- Non-Market & Supportive Housing
- Shared Housing & Universal Design
- Supporting Age-Friendly Housing Options
- Transit-supportive densities
- Infill and intensification policies that consider height, configuration and use of existing properties, to be compatible with existing context





What is universal design?

Universal design creates housing that can work for everyone. It makes housing accessible to those with disabilities. It also lets people stay in their homes as their circumstances change, without expensive renovations.

What is affordable housing?

Rent or a purchase price which is not greater than 30% of the gross annual household income for low and moderate income households

The Official Plan contains design policies pertaining to:

- Public Realm
- Publicly Owned Facilities
- Utilities & Lighting
- Private Realm
- The Design of Parking Areas
- Landscaping
- Areas of Transition
- Settlement Area Design
- Village & Hamlet Design



INFRASTRUCTURE

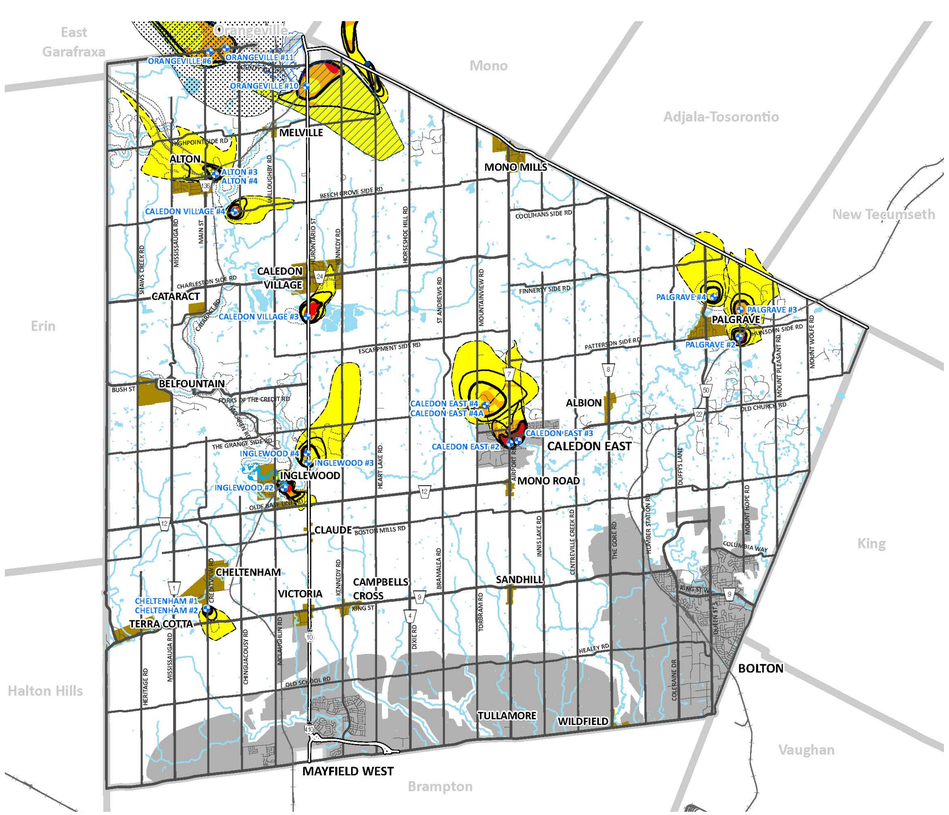
Place a sticky note & share your thoughts here!

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The Official Plan contains infrastructure policies pertaining to:

- Drinking Water and Wastewater Servicing
- Wellhead Protection Areas
- Stormwater Management
- Community Services & Facilities
- Broadband & Public Utilities
- Master Environmental and Servicing Plan – Block Plan
- Development Charges and Town Capital Plan

Schedule H - Wellhead Protection Areas



Stormwater policies are to:

- Ensure that the management of water resources within growth areas shall be undertaken in accordance with approved supporting studies to protect the public, property, infrastructure and natural environment
- Enhance our communities through connection with the natural environment and beautification of our neighbourhoods
- Coordination with Regional partners, Conservation Authorities, and external agencies



AGRICULTURE AND RURAL AREAS

Place a sticky note & share your thoughts here!

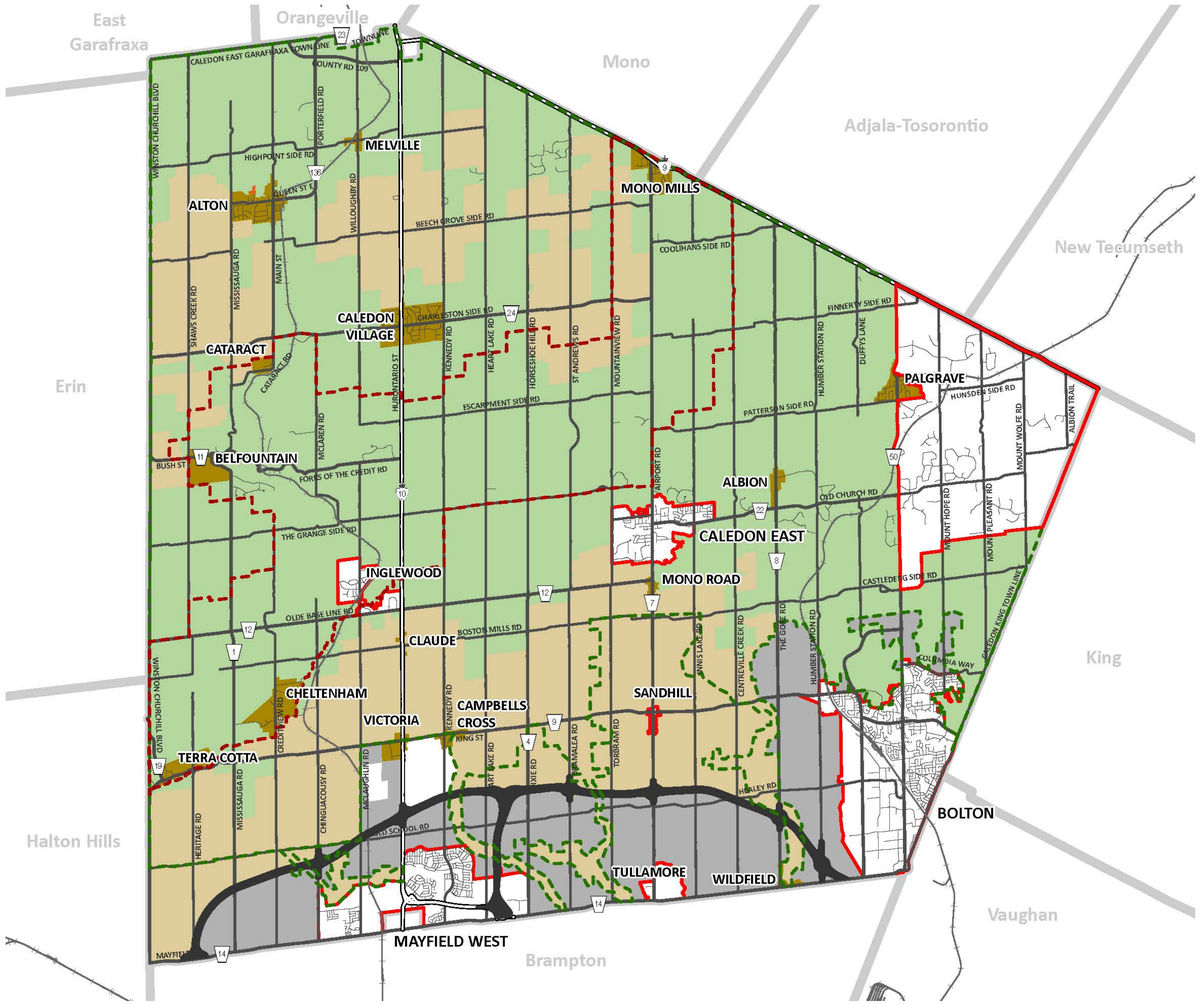
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The Official Plan contains agricultural and rural areas policies pertaining to:

- On-Farm Diversified Uses, Agri-Tourism & Cannabis
- Farm Wineries, Farm Cideries, Farm Microbreweries, and Farm Distilleries
- Protection and enhancement of the agricultural system, protection of Prime Agricultural Lands and the agri-food network
- Promote density in the right areas to reduce encroachment on natural and agricultural lands
- Rural economic development areas
- Promote diversification and innovation of the agriculture community
- Urban agriculture
- Permissions may be influenced by applicable Provincial Plans



Schedule C-4 - Agriculture and Rural System



ENVIRONMENT

The Official Plan contains environmental policies pertaining to:

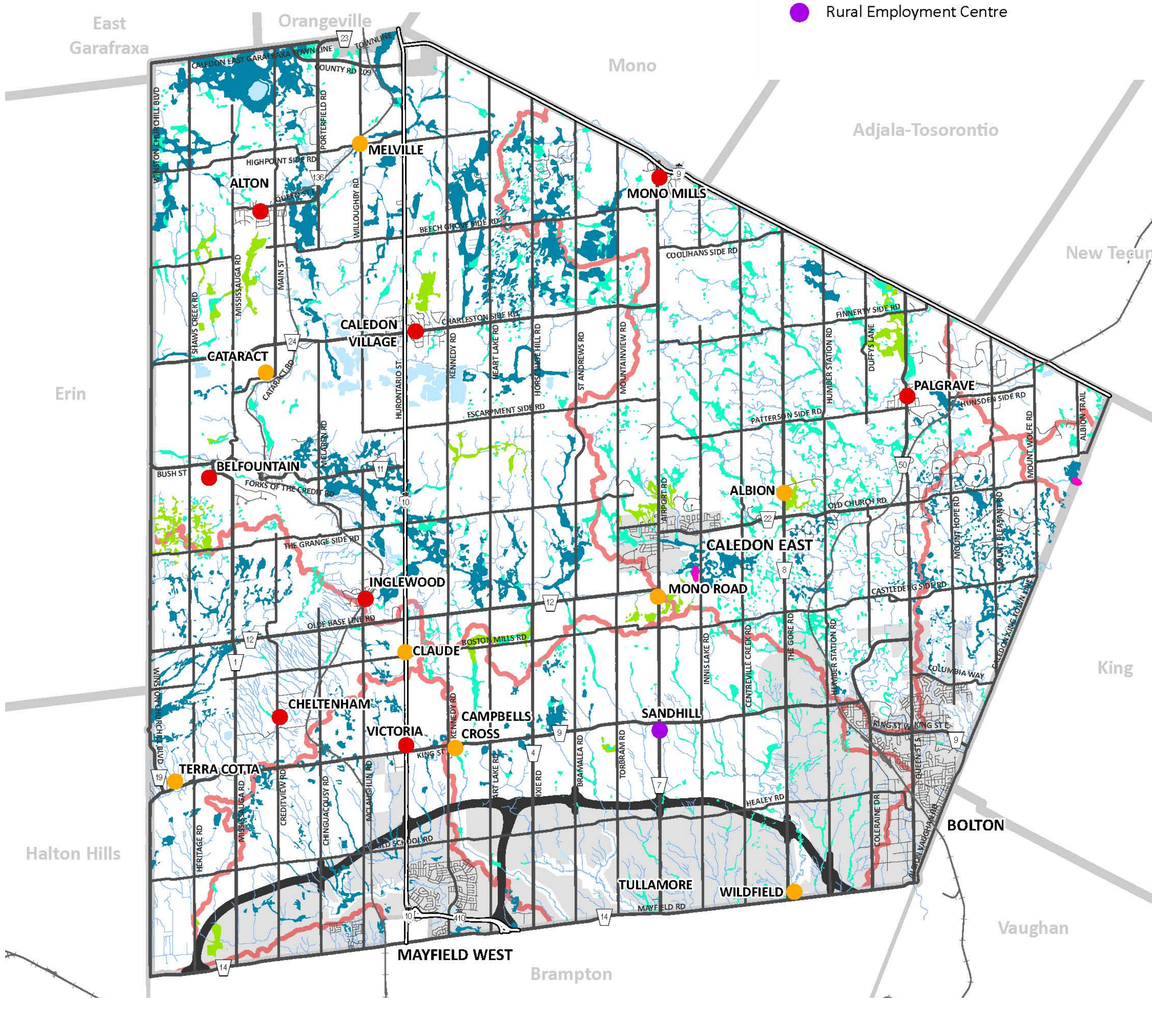
- Protecting, maintaining, enhancing and/or restoring the natural environment functions and processes.
- Ensuring that natural hazards are addressed through the planning process.
- Coordinating with the Region of Peel and Conservation Authorities to improve or restore the quality and quantity of water resources.
- Requiring low impact development and green infrastructure to support the efficient and sustainable use of water resources.
- Work with partners to protect and enhance the natural system
- Promote density in the right areas to reduce encroachment on natural lands
- Protection of significant wildlife habitat
- Protection of the water resource system
- Subwatershed plans



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Schedule C-2 - Water Resource System Features



TRANSPORTATION

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The Official Plan contains transportation and infrastructure policies pertaining to:

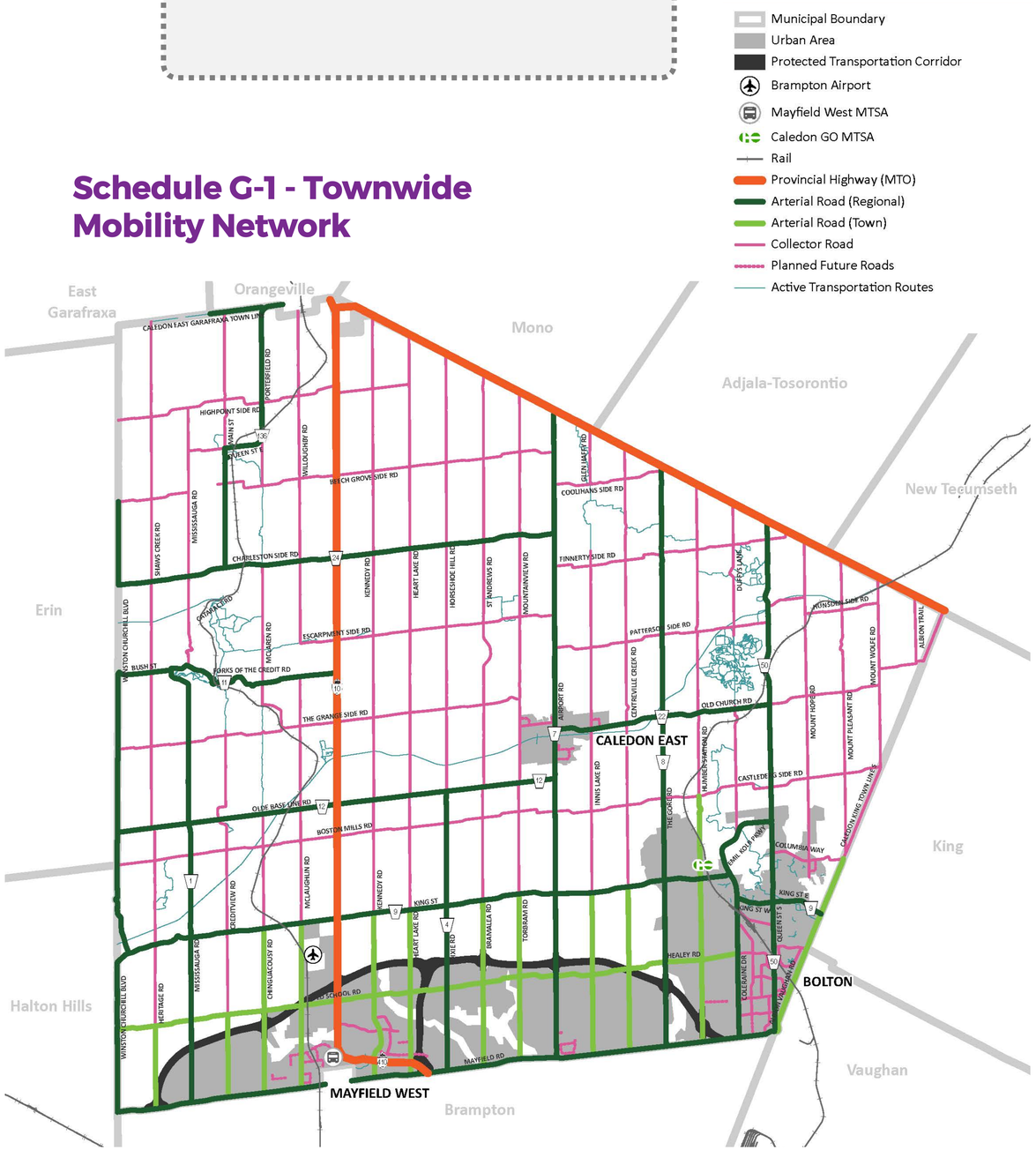
- Accommodating future growth
- A connected, reliable, and convenient transportation network
- Balancing Auto and Non-Automobile Modes
- Public Transit
- Active Transportation (Walking, Rolling, and Cycling)
- Highways, Roads and Rail Corridors
- Goods Movement
- Parking, Transportation System Management & Demand Management



The Town is undertaking a Multi-modal Transportation Master Plan that informs the Official Plan. This study will undergo a separate consultation process.

Project Contact: Arash Olia, Manager Transportation Engineering

Schedule G-1 - Townwide Mobility Network



PLANNING DESIGNATIONS

Place a sticky note & share your thoughts here!

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Chapter 5 of the Official Plan sets out land use permissions for the Town.

Village and Hamlets:

- Serve the local community and support surrounding Agricultural and Rural Areas.
- Growth will be limited in recognition of the lack of full servicing and to preserve their rural character.
- All Villages and Hamlets, excluding Caledon Village, are classified as Rural Settlements under the Growth Plan.



Neighbourhood Centres:

- Comprised of a mix of uses that serve the local neighbourhood.
- Will be of a lower scale than Urban Centres. Neighbourhood Centres in Community Areas will be subject to further evaluation or study through a Secondary Plan process.

Town Centre (Caledon East):

- Provides a wide range of services to the Town.
- Caledon East is the administrative centre for the Town and is to be planned and developed in accordance with the Caledon East Secondary Plan.

Neighbourhoods:

- Facilitate the development of new neighbourhoods.
- Recognize existing neighbourhoods, support public institutional uses, such as schools and recreational uses, as well as small-scale, local serving commercial uses.

Urban Centres:

- Apply to certain lands in the Urban Area and will be focused around transit.
- These areas have the opportunity to evolve, intensify or redevelop to accommodate a mix of uses to help the Town achieve its growth objectives and goals in support of complete communities.

PLAN IMPLEMENTATION

Place a sticky note & share your thoughts here!

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Chapter 6 of the Official Plan establishes tools and policies for the implementation, interpretation and monitoring the policies of the Plan, as well as the Glossary.

Planning and Development Tools

Town of Caledon Official Plan

The overarching plan to manage growth and development across the Town as a whole.

Secondary Plans

Detailed area-specific plans that identify things like roads, active transportation connections, parks, schools, and environmental protections (e.g., Mayfield West or Bolton Secondary Plans).

Block Plans

Detailed neighbourhood plans that provide details such as the size of parks, local road network, and phasing.

Zoning By-law

Regulates the use of land and provides detailed requirements for a lot, including setbacks, parking requirements, heights, and lot area.

Other Implementation Tools

- Monitoring
- Growth Management and Financing
- Community Improvement Plans
- Parkland Dedication
- Community Planning Permit System
- Community Improvement Planning
- Inclusionary Zoning
- Garden Suites
- Indigenous Engagement
- Public Engagement
- Intensification Incentives
- Major Transit Station Area Studies

Planning and Development Applications

Planning and Development Applications realize the policies of each tool:

- Planning Application Processes
- Site Plan Control
- Subdivision Control
- Consents
- Plans of Condominium

NEXT STEPS

- Attend the **Statutory Public Meeting** on April 11, 2022 to provide formal comments on the Draft Official Plan
- Please provide your **written comments by April 20, 2022** to **opreview@caledon.ca** to ensure that we can address them prior to finalizing the Official Plan
- The Official Plan is targeted for Council adoption in **late Spring 2022**

Project Contacts

Steve Burke, Manager Strategic Policy Planning

Bailey Loverock, Team Lead – Official Plan Review / Senior Planner

The Town is undertaking a **Multi-Modal Transportation Master Plan** and a **Parks Plan and Parks Dedication By-law**, with these informing the Official Plan.

Both these studies will be undergoing their own public consultation process. For additional information, please reach out to the project contacts:

- **Multi-Modal Transportation Master Plan** - Arash Olia, Manager, Transportation Engineering
- **Parks Plan and Parks Dedication By-law** - Jyoti Pathak, Manager, Parks

How can you participate?

Stay involved with the project and take part in helping plan Caledon to 2051.

Ask questions today.

Fill out a comment form, leave a sticky note on the panels, or contact the Project Team.

Visit the Project Website at **haveyoursaycaledon.ca**

Thank you for participating!