FUTURE CALEDON

OUR OFFICIAL PLAN

OFFICIAL PLAN REVIEW

Phase 3 | Open House

March 30, 2022

Land Acknowledgement

FUTURE CALEDON

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.

Introductions

FUTURE CALEDON

Project Lead





Consultant



Facilitation Team

Presentation Overview

FUTURE CALEDON

Agenda

1. Purpose of this Open House
2. Project Overview
3. Draft Official Plan Overview
4. Questions & Answers
5. Next Steps

Purpose

- **Introduce the Draft Caledon Official Plan**
- **Opportunity to ask questions and share input**

Housekeeping Items

FUTURE CALEDON

Raise your hand if you wish to speak during the Q&A.

Click the “Raise Hand” icon in the meeting control bar OR
Press *9 if joining over the phone, and *6 to unmute/mute your microphone.

Type your question or comment in the Q&A window.

Some housekeeping items…

REC

This meeting is being recorded.

When called upon, you will have the option to unmute your microphone and ask a question / share a comment.

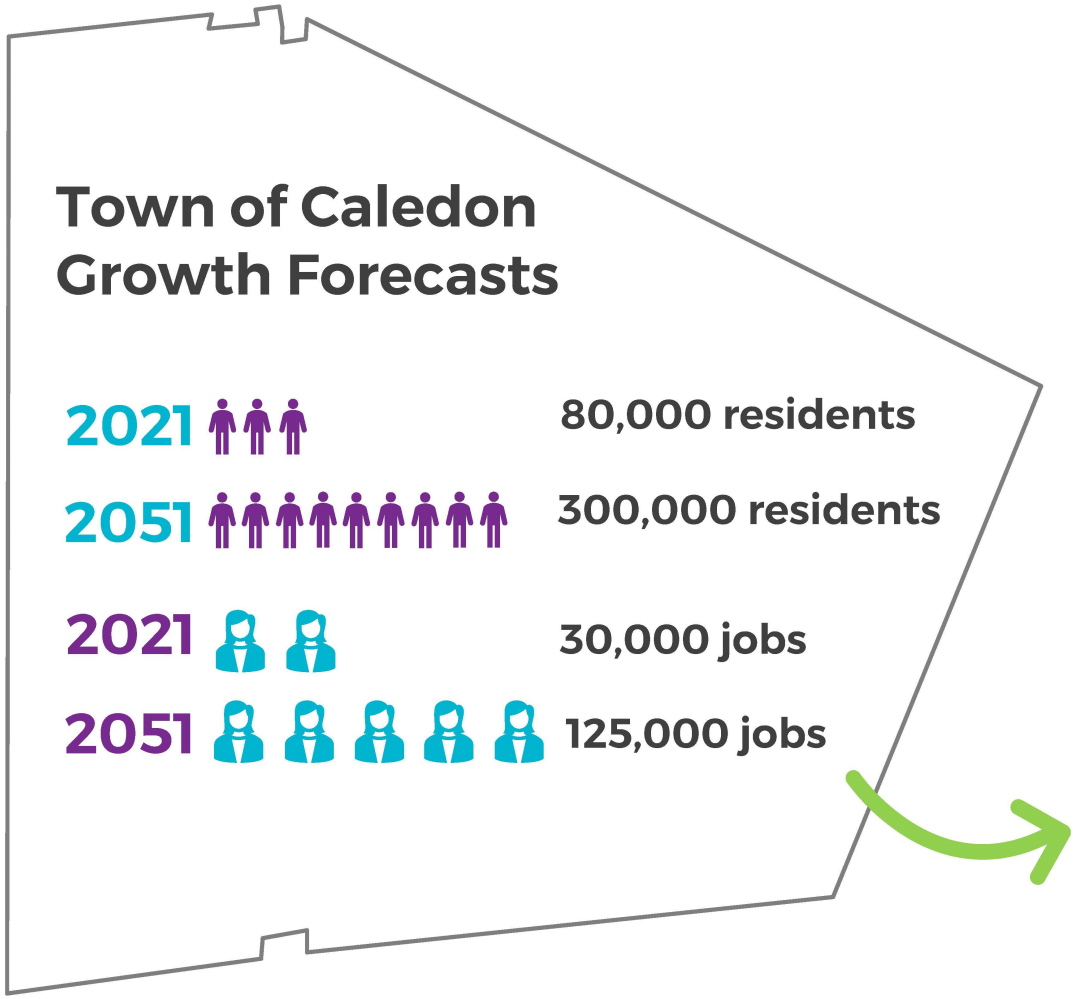
Please be kind and respectful.

Project Overview

FUTURE CALEDON

Why Plan for the Future?

FUTURE CALEDON



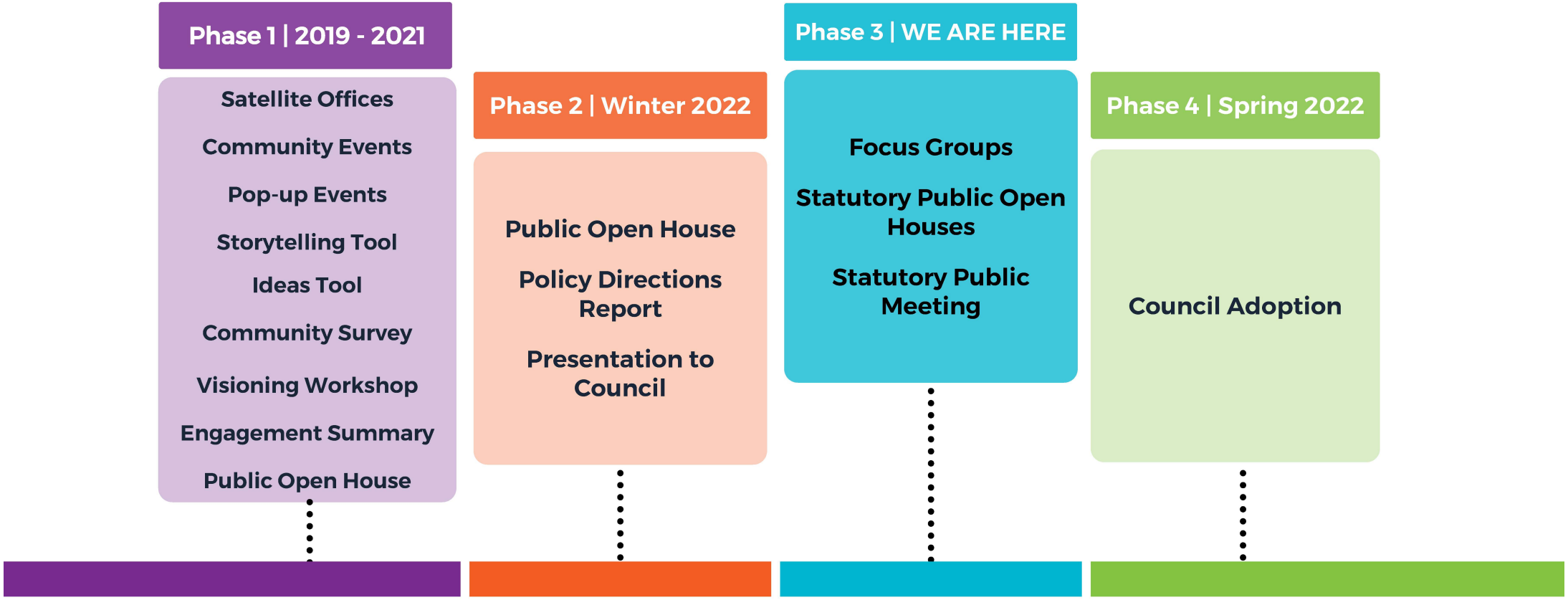
Caledon is set to grow by 220,000 residents and 93,000 jobs by the year 2051.

- The Town is required to undertake a review of its 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.

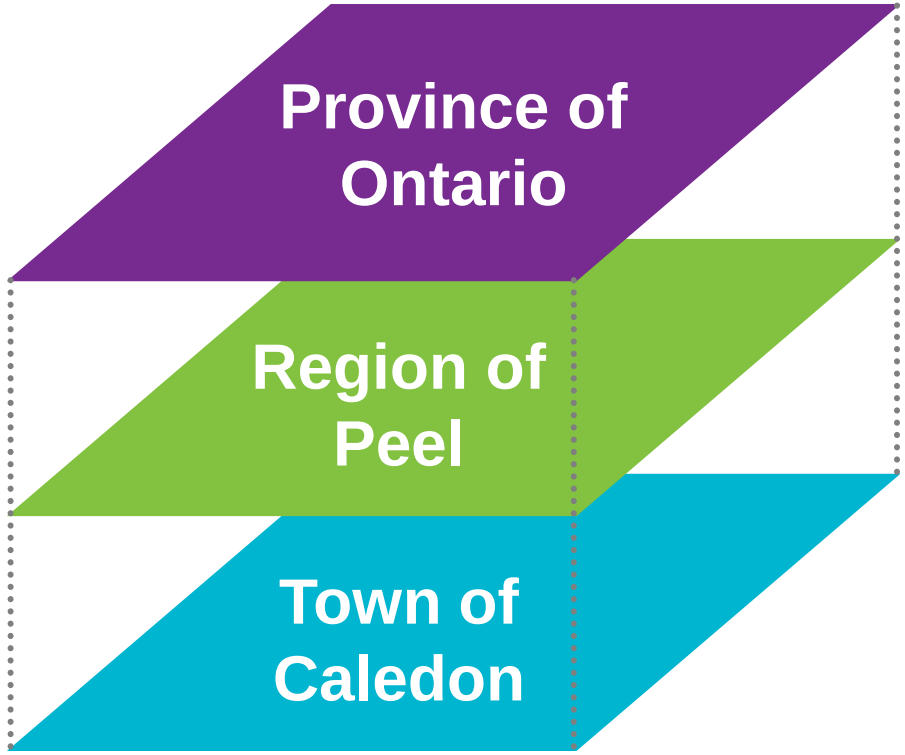
Process and Timelines

FUTURE CALEDON

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.



The Province



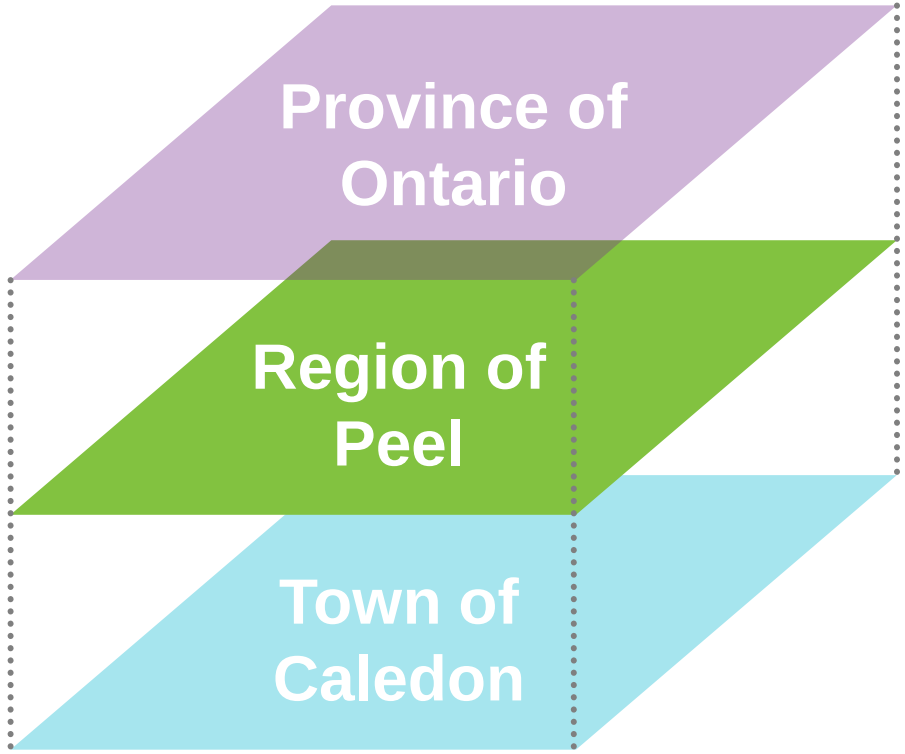
Provincial legislation and policy that need to be considered in Caledon's Official Plan:

- The Planning Act;
- Provincial Policy Statement, 2020;
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020; and
- Greenbelt Plan, 2017, Oak Ridges Moraine Plan, 2017 and Niagara Escarpment Plan, 2017.

The Region's Official Plan and the Town's Official Plan need to conform to, and be consistent with, these Provincial documents.

Region of Peel Official Plan

FUTURE CALEDON



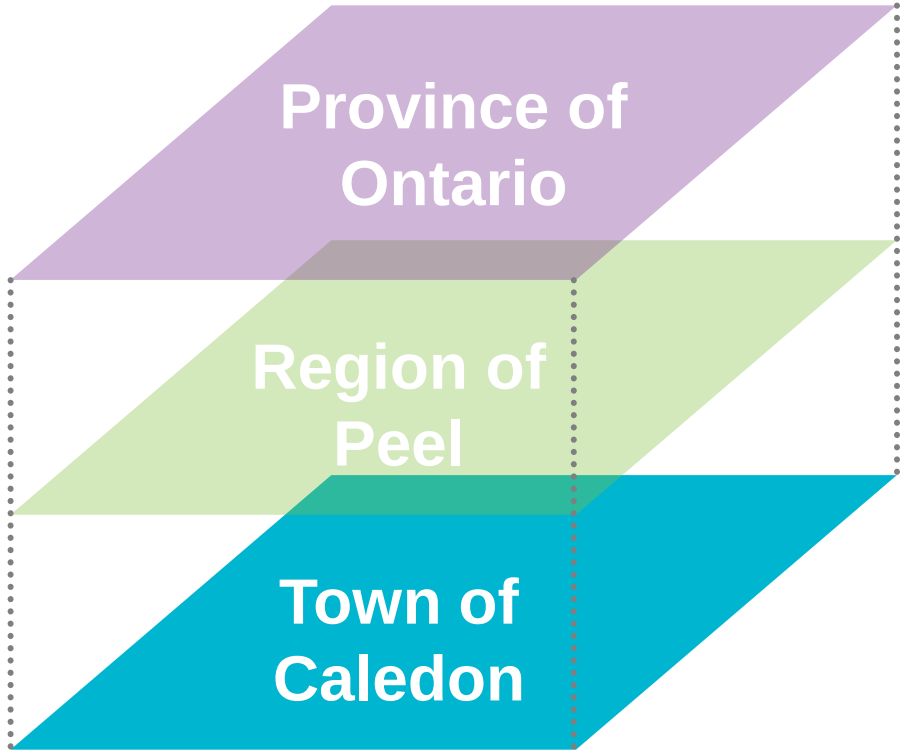
The Region of Peel Official Plan is under review, which:

- Forecasts population and employment to 2051
- Identifies the need for additional lands to accommodate growth in Caledon through a Settlement Area Boundary Expansion Study.
- Provides additional protections for the natural environment and agricultural lands.
- Identifies Major Transit Station Areas in Bolton and Mayfield West.

The Town's Official Plan takes direction from the Region's Official Plan.

Town of Caledon Official Plan

FUTURE CALEDON



The Town's new Official Plan will:

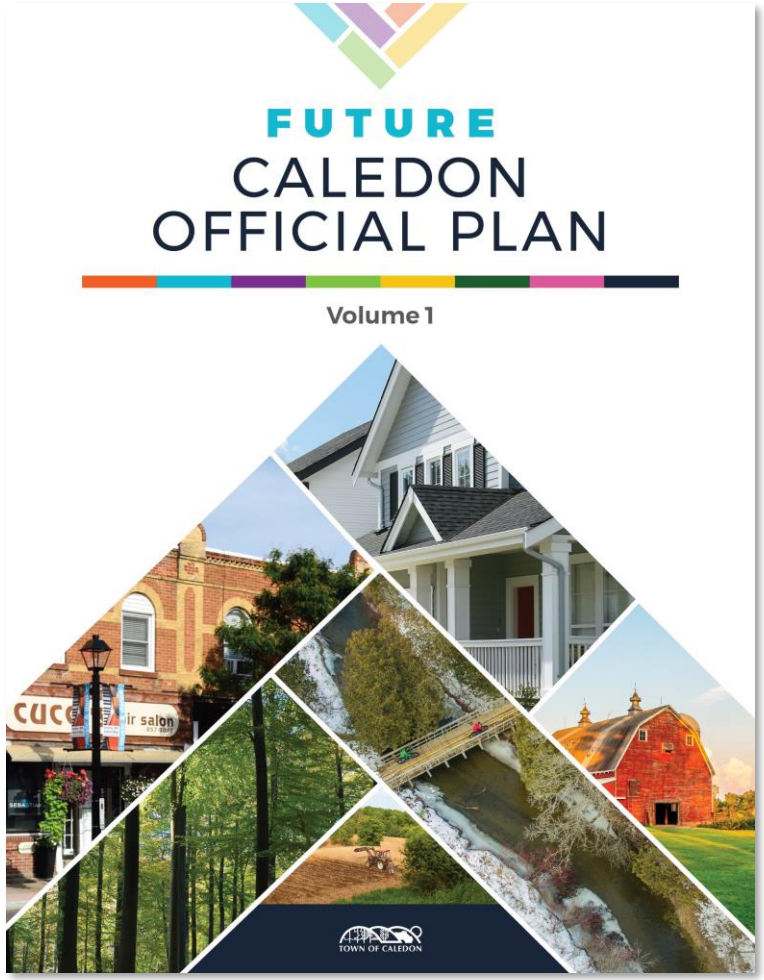
- Contain goals, objectives and policies established together with the community to describe how land in the Town should be used and developed.
- Implement policy requirements from the Region and Province.
- Consider important social, economic, environmental, and cultural issues and values.
- Guide both short and long-term growth and development of complete communities.

All planning decisions and public works will conform with the Town's new Official Plan.

Draft Official Plan

FUTURE CALEDON

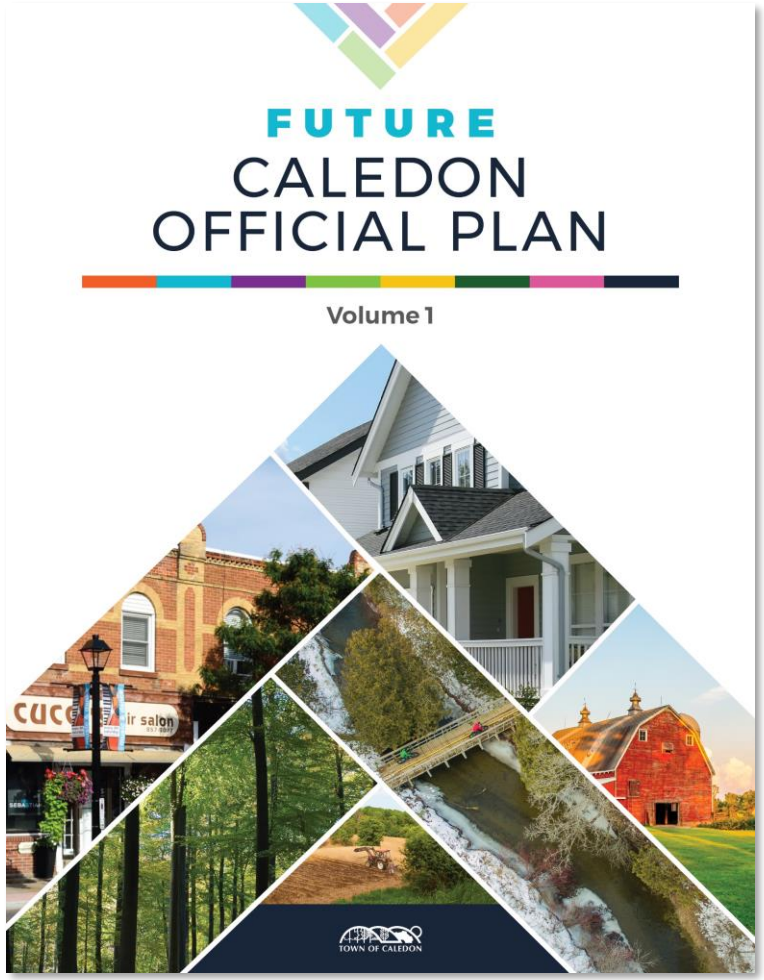
OFFICIAL PLAN STRUCTURE



The Caledon Official Plan is organized into 3 volumes and a series of Schedules, all of which constitute part of this Official Plan.

- **Volume 1** includes the Town-wide policies
- **Volume 2** includes all in-effect Secondary Plans
- **Volume 3** includes all Site and Area Specific Policies (Official Plan Amendments)

OVERVIEW



- Structured across six chapters in Volume 1, together with over 35 maps and schedules
- Wayfinding built into the Official Plan to make the document more user-friendly
- Builds on the vision and guiding principles that were shaped with community input
- Plans for the various contexts of Caledon – Urban, Rural, and Protection
- Responds to recent planning trends and Provincial and Regional policies and legislation

CHAPTER 1 AND 2

Chapter 1

Introduction

Clarifies how to read, interpret, and navigate the Caledon Official Plan.

Chapter 2

Our Vision, Values, and Strategic Pillars

Establishes our vision for Caledon in 2051, and our strategies and policy directions that will allow us to achieve that vision.

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.

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



Rural Community Preservation Lens



Climate Change Lens



Urban Growth Management Lens



Equity and Inclusion Lens

OFFICIAL PLAN PILLARS

FUTURE CALEDON

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

FUTURE CALEDON

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

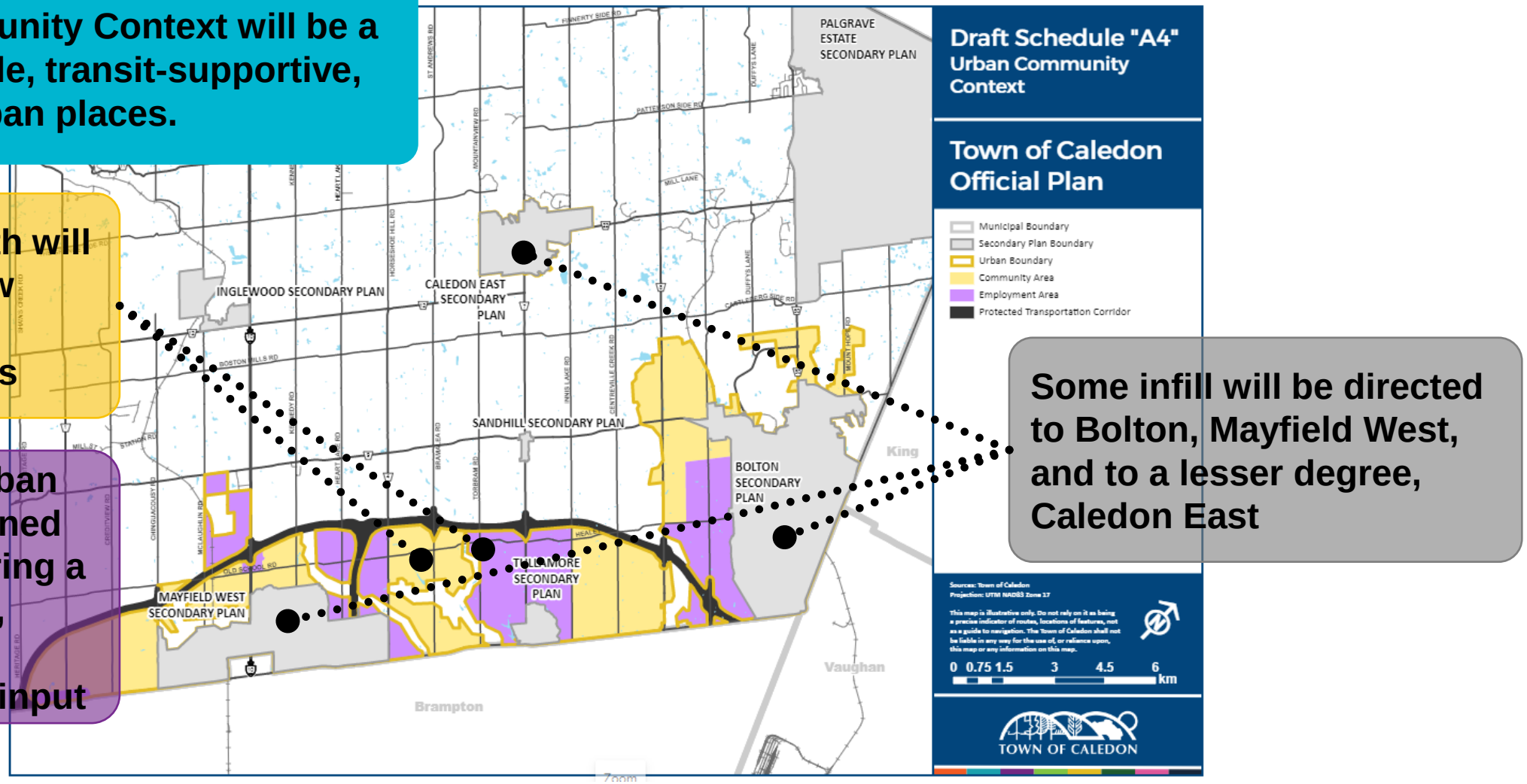
DIRECTING GROWTH

FUTURE CALEDON

The Urban Community Context will be a mosaic of walkable, transit-supportive, well-designed urban places.

Most urban growth will be directed to new Community and Employment areas

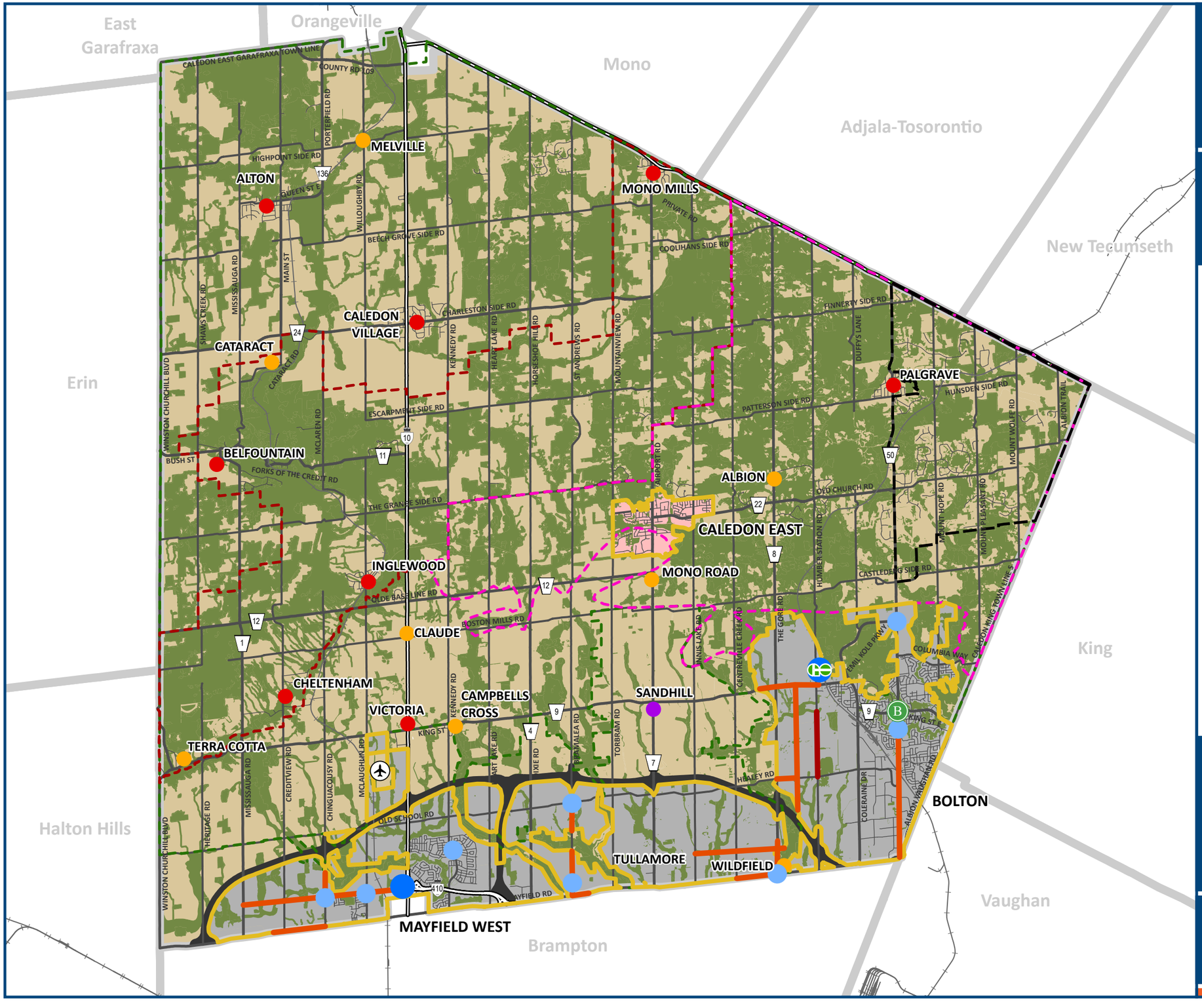
Growth in new urban areas will be planned in more detail during a separate process, subject to further consultation and input



Some infill will be directed to Bolton, Mayfield West, and to a lesser degree, Caledon East

Draft Schedule "A1"
Town Structure

Town of Caledon Official Plan



Municipal Boundary

Protection Context

- Oak Ridge Moraine Plan Area Boundary
- Greenbelt Plan Boundary
- Niagara Escarpment Plan Area Boundary
- Agricultural and Rural Areas
- Environmental Policy Area

Rural Community Context

- Village
- Hamlet
- Rural Employment Centre
- Palgrave Estate Residential Community

Urban Community Context

- Urban Area
- Town Centre
- Urban Area
- Urban Centres
- Neighbourhood Centres
- Downtown Bolton
- Urban Corridor
- Knowledge and Innovation Corridor

Mobility Network

- Caledon GO Station
- Highways
- Protected Transportation Corridor
- Rail
- Brampton Airport

Sources: Town of Caledon; Region of Peel; Province of Ontario
Projection: UTM NAD83 Zone 17

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TOWN OF CALEDON

RURAL COMMUNITY CONTEXT

FUTURE CALEDON

Chapter 3, 4, and 5 of the Official Plan contains policies for the Rural Community Context. This 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.

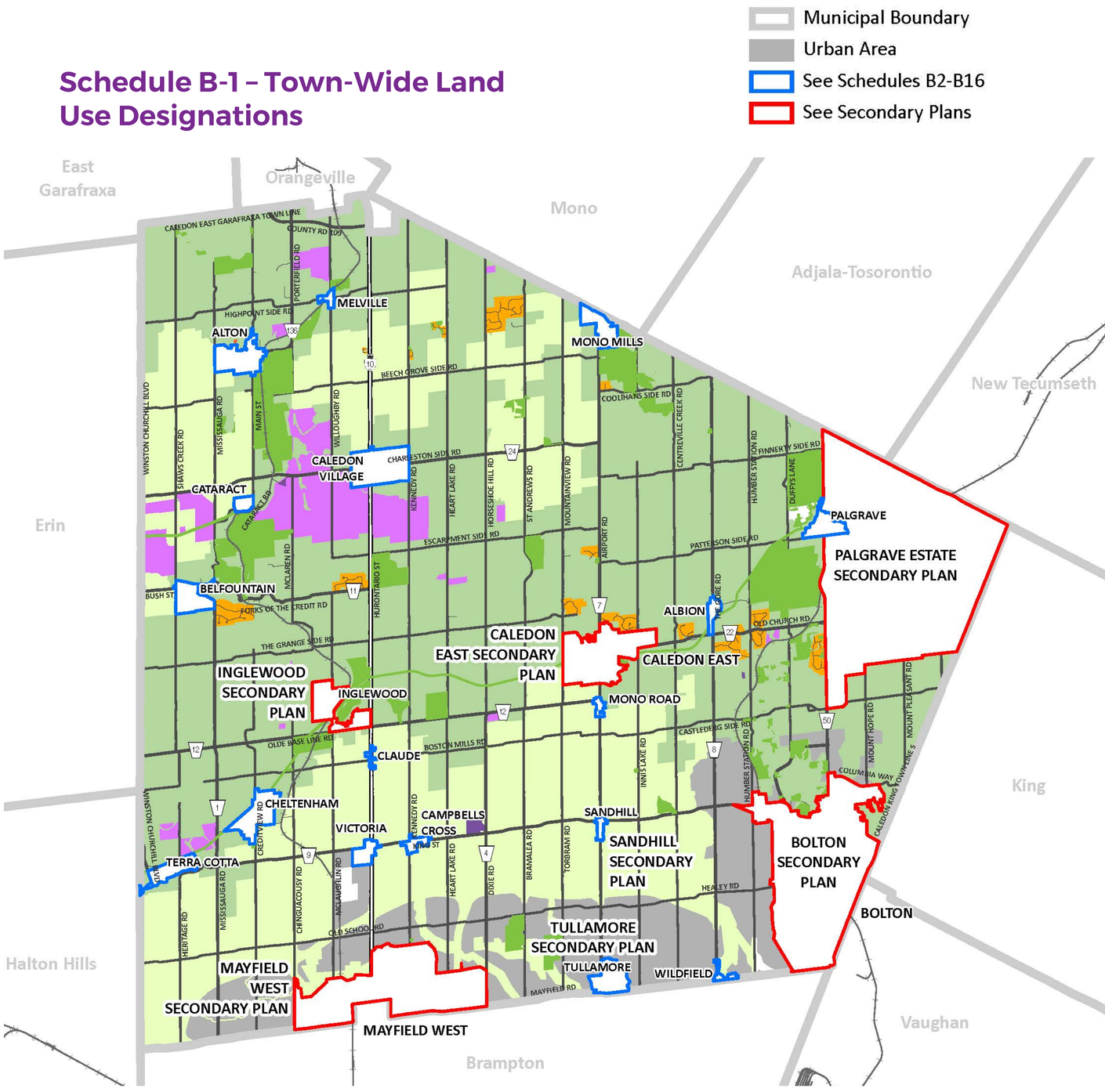
Extractive Industrial
Includes land that are mineral aggregate resources and uses.

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



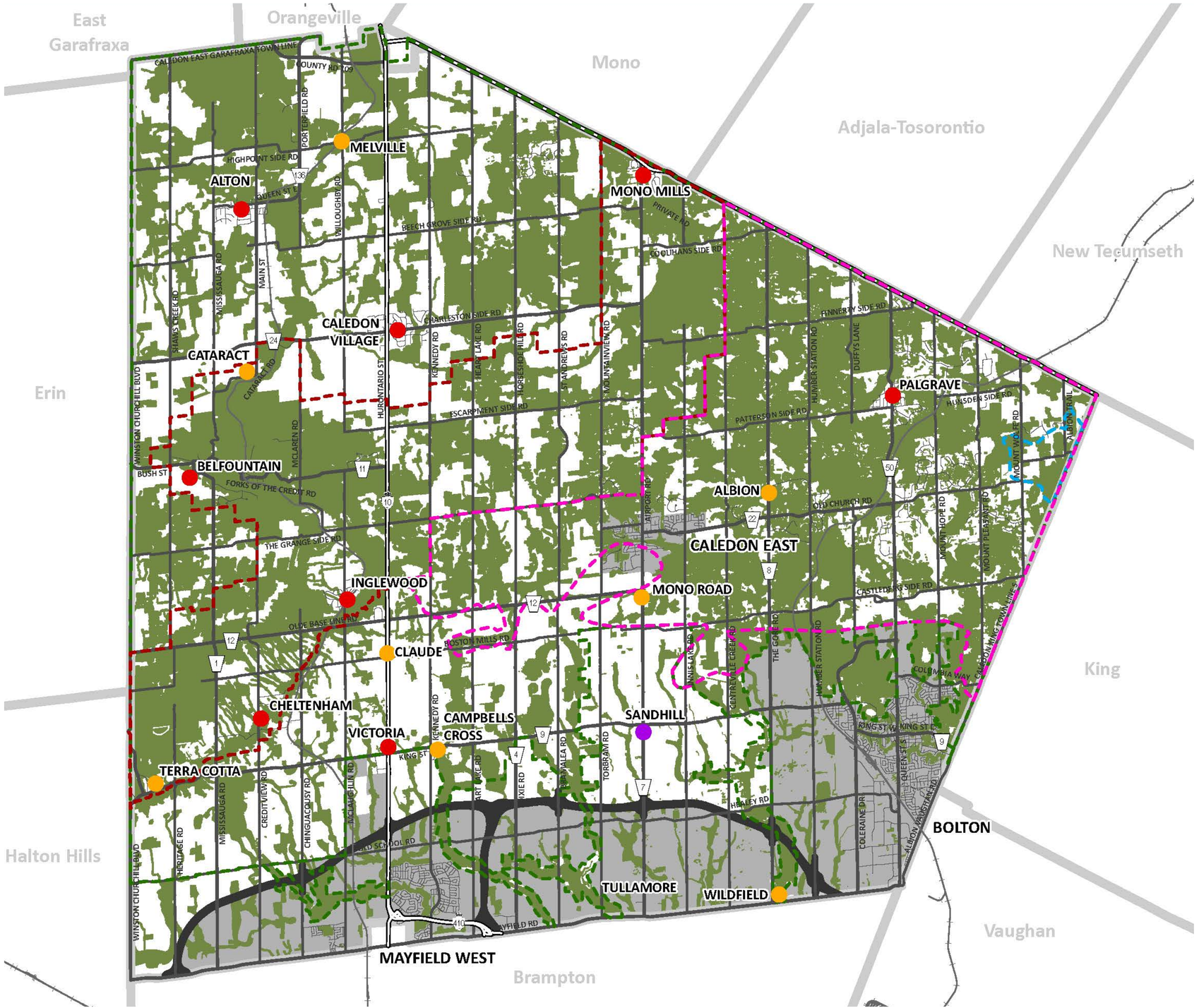
PROTECTION CONTEXT

FUTURE CALEDON

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.

Schedule C-1 – Natural Heritage System

- Municipal Boundary
- Urban Area
- Protected Transportation Corridor
- The Greenbelt Boundary
- Niagara Escarpment Plan Area Boundary
- Oak Ridge Moraine Plan Area Boundary
- Area Subject to the Lake Simcoe Protection Plan Areas
- Natural Heritage System
- Village
- Hamlet
- Rural Employment Centre



Chapter 4

FUTURE CALEDON

CLIMATE CHANGE

FUTURE CALEDON

Climate change policies are embedded in the draft Official Plan. Some of these policies relate to:

- The Town will lead by example through enhanced emergency management procedures to respond to natural hazards, embed a climate change lens into major Town Strategic Plans.
- Density and intensification
- Eco-industrial and innovation districts
- Urban tree canopies
- Establish a Green Roof By Law

For New Development:

- Green Development Standards
- Energy and Emissions and Adaptation Plans
- Electric vehicle charging infrastructure

2050

Target net-zero GHG emissions in the Town

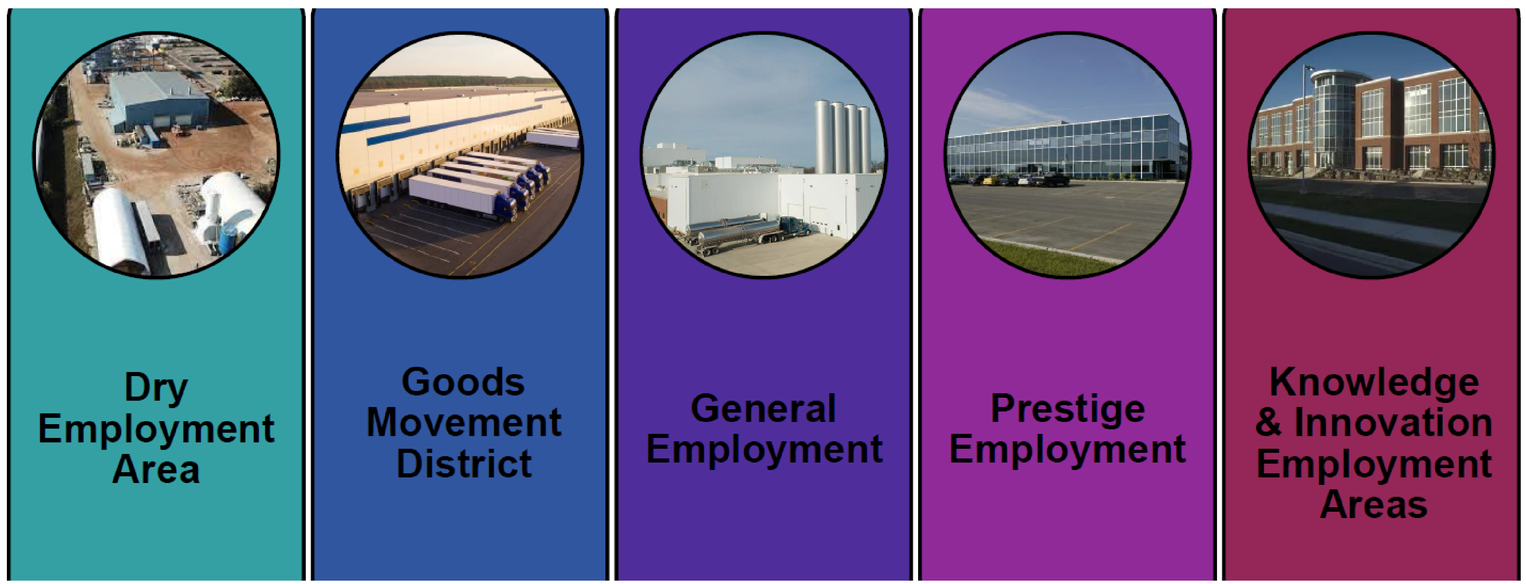
RESILIENT CALEDON

ECONOMIC DEVELOPMENT

FUTURE CALEDON

The Official Plan contains economic development policies pertaining to:

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



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



Source: National Association of Realtors

CULTURAL HERITAGE

The Official Plan contains cultural heritage policies pertaining to:

- Archaeological resources and assessments
- Built Heritage Resources
- Heritage Conservation Districts
- Areas with Cultural Heritage Character
- Designing new communities that integrate heritage resources
- Preserving the established character of hamlets and villages
- High quality architecture and community design



INDIGENOUS CONSULTATION

The Official Plan contains Indigenous consultation 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



HOUSING

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 and Supportive Housing
- Shared Housing & Universal Design



Source: CMHC

DESIGN EXCELLENCE

FUTURE CALEDON

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



Infill and streetscape examples from the Town's Comprehensive Town-wide Design Guidelines





CIVIC INFRASTRUCTURE

FUTURE CALEDON

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



AGRICULTURE AND RURAL AREAS

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 agricultural lands
- Rural economic development areas
- Promote diversification and innovation of the agriculture community
- Urban agriculture
- Permissions may be influenced by applicable Provincial Plans



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
- Requiring low impact development and green infrastructure
- 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
- Subwatershed plans



TRANSPORTATION

FUTURE CALEDON

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



PLANNING DESIGNATIONS

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

- Establishes planning designations that allow for a range of permitted uses throughout the Town.
- Establishes permitted uses and built form policies.



PLAN IMPLEMENTATION

FUTURE CALEDON

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

Secondary Plans

Block Plans

Zoning By-law

Other Implementation Tools

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

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

FUTURE CALEDON

NEXT STEPS

April 11, 2022

Statutory Public Meeting

April 20, 2022

Written Comment Deadline

Late Spring 2022

Council Adoption

How to Participate

Visit **haveyoursaycaledon.ca** for the latest project updates and opportunities to get involved.

- Submit your questions and comments to the Town.
- Register to receive project updates and stay informed.

Email the Town at opreview@caledon.ca

Questions

FUTURE CALEDON

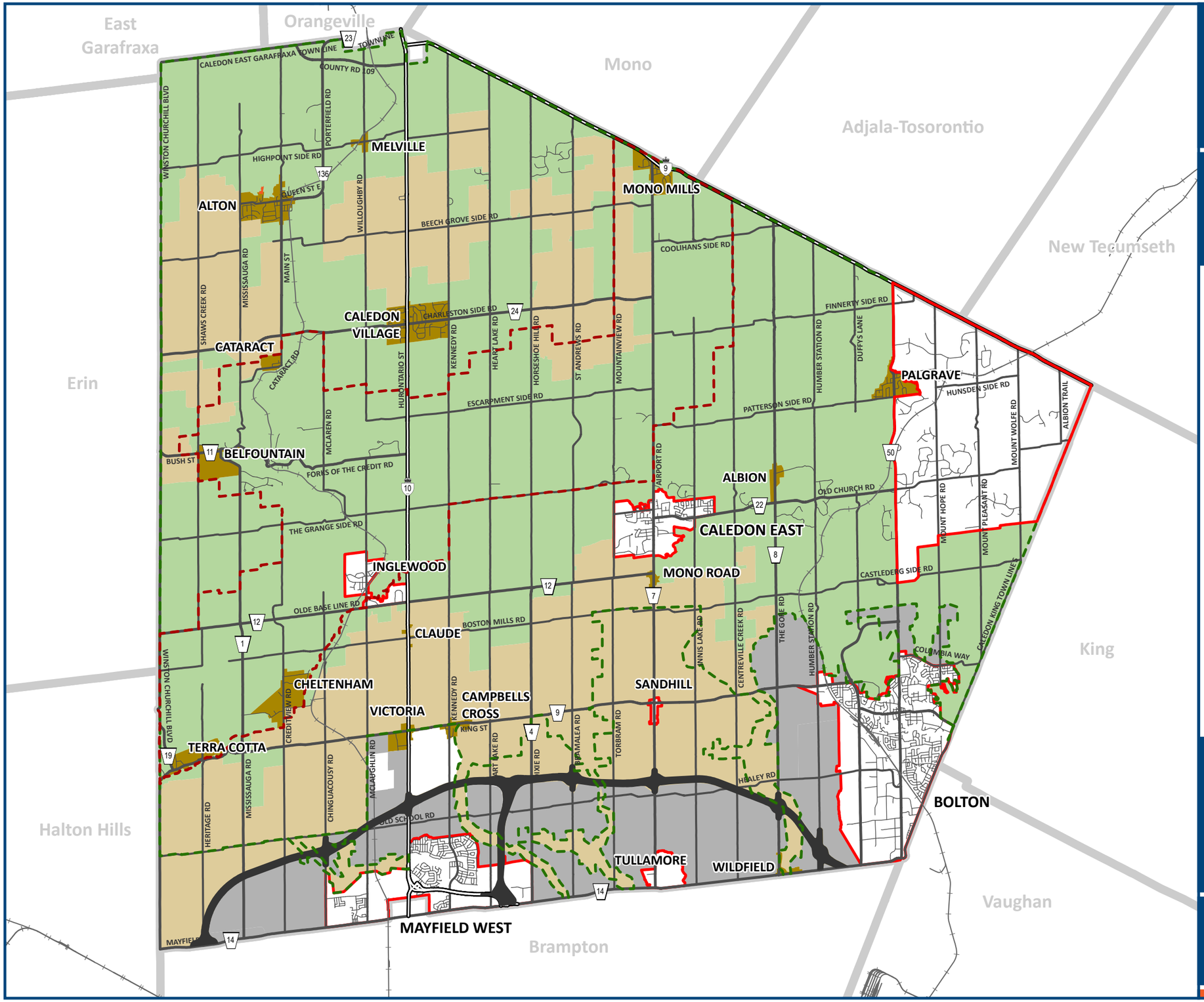
FUTURE CALEDON

OUR OFFICIAL PLAN

THANK YOU!

Draft Schedule "C4"
Agriculture and Rural System

Town of Caledon Official Plan



- Municipal Boundary
- Rural Settlement Area
- Urban Area
- Protected Transportation Corridor
- Niagara Escarpment Plan Area Boundary
- Greenbelt Plan Boundary
- Secondary Plan Boundary
- Prime Agricultural Area
- Rural Area
- Rural Economic Development Area

Sources: Town of Caledon; Region of Peel; Province of Ontario
Projection: UTM NAD83 Zone 17

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TOWN OF CALEDON

Draft Schedule "A3"
Provincial Plan Areas and Designations

Town of Caledon Official Plan

East Garafraxa
Orangeville
Mono
Adjala-Tosorontio
New Tecumseth
Erin
King
Halton Hills
Brampton
Vaughan

MELVILLE
ALTON
MONO MILLS
CALEDON VILLAGE
CATARACT
PALGRAVE
BELFOUNTAIN
ALBION
CALEDON EAST
INGLEWOOD
MONO ROAD
CLAUDE
CHELTENHAM
CAMPBELLS CROSS
VICTORIA
SANDHILL
TERRA COTTA
BOLTON
TULLAMORE
WILDFIELD
MAYFIELD WEST

CALEDON EAST GARAFRAXA TOWN LINE
COUNTY RD 109
PORTERFIELD RD
WINSTON CHURCHILL BLVD
HIGHPOINT SIDE RD
QUEEN ST E
WILLOUGHBY RD
BEECH GROVE SIDE RD
PRIVATE RD
COOLIHANS SIDE RD
FINNERTY SIDE RD
SHAWS CREEK RD
MISSISSAUGA RD
MAIN ST
CHARLESTON SIDE RD
KENNEDY RD
HEART LAKE RD
HORSESHOE HILL RD
ST ANDREWS RD
MOUNTAINVIEW RD
HUMBER STATION RD
DUFFYS LANE
CATARACT RD
HURONTARIO ST
ESCARPMENT SIDE RD
PATTERSON SIDE RD
HUNSDEN
ALBION TRAIL
MCLAREN RD
BUSH ST
FORKS OF THE CREDIT RD
OLD CHURCH RD
THE GRANGE SIDE RD
OLDE BASE LINE RD
CASTLEDERG SIDE RD
CREDIT VIEW RD
CHINGUACOUSY RD
MCLAUGHLIN RD
TORBRAM RD
KING ST
HERITAGE RD
OLD SCHOOL RD
HEALEY RD
COLERAINE DR
MAYFIELD RD
INNIS LAKE RD
CENTRELINE ROAD
THE GORE RD
COLUMBIA WAY
QUEEN ST
KING ST E

Town of Caledon Boundary
Rural Settlement Area
Urban Area
Urban Boundary
Protected Transportation Corridor

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

Sources: Town of Caledon; Region of Peel; Province of Ontario
Projection: UTM NAD83 Zone 17

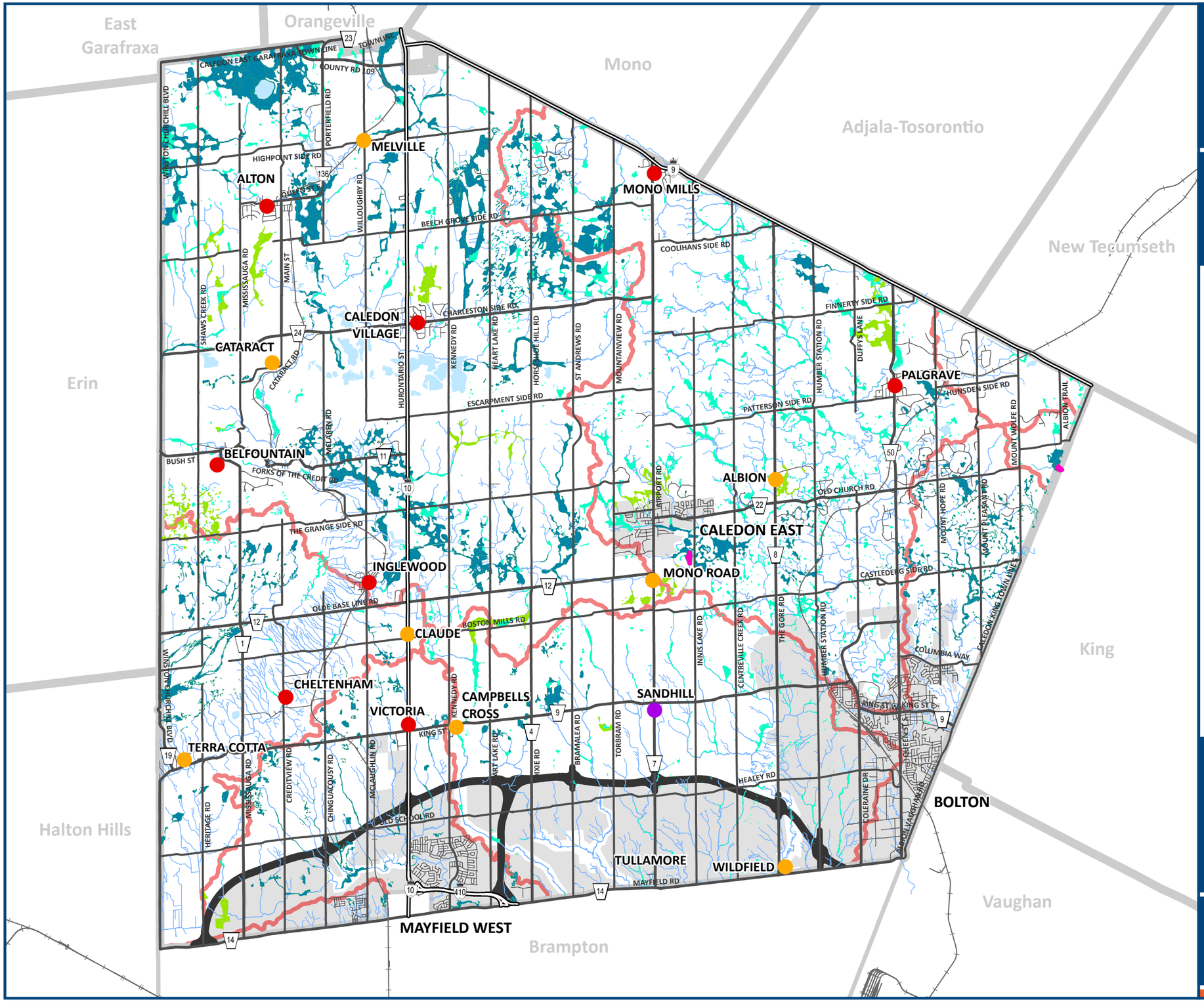
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TOWN OF CALEDON

Draft Schedule "C2"
Water Resources System Features

Town of Caledon Official Plan



- Municipal Boundary
- Urban Area
- Protected Transportation Corridor
- Watershed Boundary
- Kettle Lakes
- Provincially Significant Wetlands
- Other Wetlands (Evaluated)
- Other Wetlands (Not Evaluated)
- Lakes / Waterbodies
- Permanent or Intermittent Streams
- Village
- Hamlet
- Rural Employment Centre

Sources: Town of Caledon; Region of Peel; Ontario Ministry of Natural Resources and Forestry
Projection: UTM NAD83 Zone 17

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TOWN OF CALEDON

Draft Schedule "G1"
Town-wide Mobility Network

Town of Caledon Official Plan

- Municipal Boundary
- Urban Area
- Protected Transportation Corridor
- Brampton Airport
- Mayfield West MTSA
- Caledon GO MTSA
- Rail
- Provincial Highway (MTO)
- Arterial Road (Regional)
- Arterial Road (Town)
- Collector Road
- Planned Future Roads
- Active Transportation Routes

Sources: Town of Caledon
Projection: UTM NAD83 Zone 17

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TOWN OF CALEDON