FUTURE CALEDON

2023 Draft Official Plan

Virtual Public Open House
September 12, 2023

https://haveyoursaycaledon.ca/welcome-to-future-caledon

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.

Agenda

- Welcome and introductions
- Planning 101
- Town of Caledon Official Plan Review
- **Overview of the 2023 Draft Future Caledon Official Plan**
- Next steps and how to stay involved
- Questions and comments

About this Meeting

- Use the Question feature to ask questions. Type in your questions as they come to you.
- If you have called in, press ***9** to raise your hand. The facilitator will call on you when it is your turn to speak. Press ***6** to switch between mute and unmute.
- Audio issues? Use your phone audio. Call **+1 647-558-0588** then enter **Webinar ID 624 2453 3451**.
- This meeting is being recorded and will be posted on https://haveyoursaycaledon.ca



Meet the team

TOWN OF CALEDON

- **Steve Burke**, Manager, Strategic Policy Planning
- **Bailey Loverock**, Senior Planner, Official Plan Review Lead
- **Lesley Gill Woods**, Senior Planner, Secondary Plans Lead

MERIDIAN PLANNING CONSULTANTS

- **Nick McDonald**, President

LURA CONSULTING (Meeting Host)

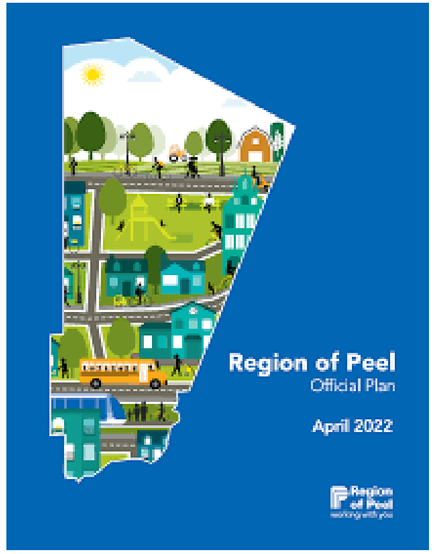
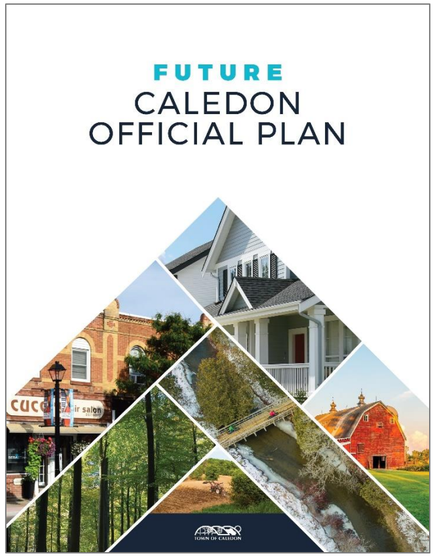
- **Alexander Furneaux**, Project Manager

Zoom Poll

Let’s hear from you!



Planning hierarchy

Province of Ontario	Upper-tier Municipality: Region of Peel	Lower-tier Municipality: Town of Caledon
Planning Act + Provincial Plans and Policies	Region of Peel Official Plan	Town of Caledon Official Plan
	 Approved by the Minister of Municipal Affairs and Housing on November 4, 2022.	 This new official plan will replace the 1976 Town of Caledon Official Plan, as amended.

What is an official plan?

- A long-term plan that describes how the municipality plans to accommodate forecasted growth while meeting the needs of existing residents and businesses.
- Outlines where and how this growth can occur and areas of protection.
- Adopted by Council and approved by the Region of Peel (or the Minister of Municipal Affairs and Housing).

Timeline

2019 - 2021

Background Review and Visioning

Fall 2021 - Winter 2022

Development of policy directions

Winter - Spring 2022

Release of first draft Official Plan

Spring - Fall 2022

Strategic pause for more consultation with stakeholders, the Region and the Province

Fall 2022 - Present

More policy review and release of new draft Official Plan

Late 2023/ Early 2024

Adoption of Official Plan (Phase 1)

Phased approach

Phase 1

- 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

Phase 2

- 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)

Phase 3

- More Secondary Plan Reviews
- New Secondary Plans

2023 → **2025+**

New OP Structure

- Part A, Introduction
- 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
- Part H, Site-specific Policies and Secondary Plans

+ Maps
(called Schedules and Figures)

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
- Covers the plan fundamentals:
  - Indigenous stewardship of lands, water and resources
  - Vision
  - Guiding Principles

Part A



Vision

Our 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**.

Guiding Principles



Address the Changing Climate



Protect Our Agricultural Lands



Protect Our Natural Features and Areas



Conserve Our Cultural Heritage



Manage Our Aggregate Resources



Protect and Nurture Our Rural Communities



Manage and Support Growth for Our Long-term Benefit



Create Healthy and Complete Communities



Design Great Places



Create High Quality Transportation Options



Address Housing Affordability and Choice



Strategically Manage Municipal Infrastructure



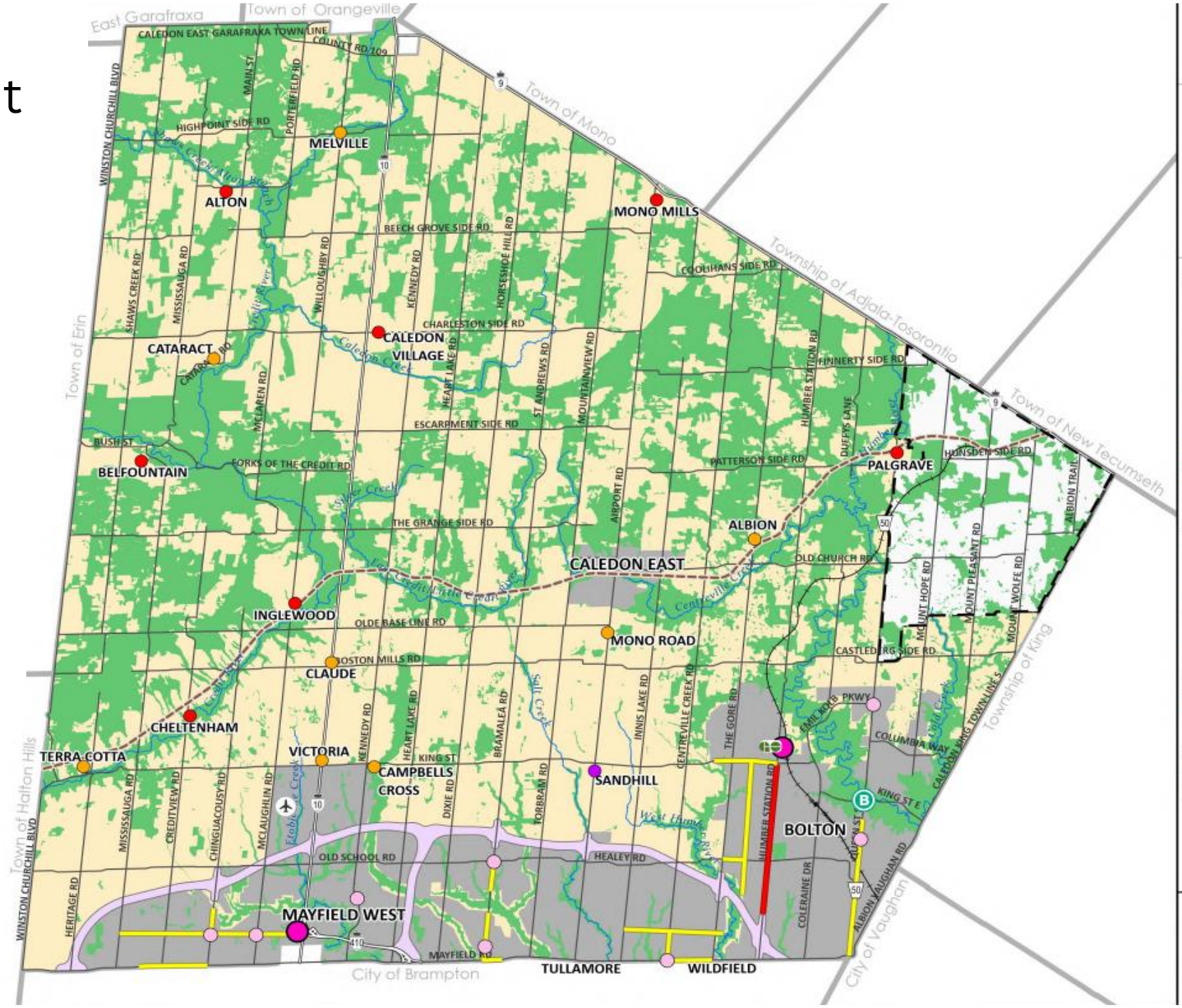
Support Strategic and Innovative Economic Opportunities

Town Structure

- Natural Environment System
- Rural System
- Urban System

Part B





TOWN OF CALEDON
OFFICIAL PLAN

Schedule B1

Town Structure

Urban System
- Brampton/Caledon Airport
- Future Caledon GO Station
- Downtown Bolton
- Urban Centre
- Neighbourhood Centre
- Urban Corridor
- Knowledge and Innovation Corridor
- Urban Area

Rural System
- Village
- Hamlet
- Rural Employment Centre
- Palgrave Estate Residential Community
- Agricultural Area and Rural Lands

Natural Environment System
- Natural Features and Areas

Other Features
- Caledon Trailway
- Highway 413 Transportation Corridor

0 1 2 4 5 km

August 2023

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Date of print: 8/24/2023
Sources: Town of Caledon, Regional Municipality of Peel
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Growth Management



- Clear employment and population growth targets, hierarchy established for where growth should occur
- 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

Part B





Climate Change

- Supports the goal to create low-carbon and climate resilient communities through strategies that reduce greenhouse gas emissions or adapt to extreme weather events
- Updated to ensure the Official Plan's climate change mitigation and adaptation strategies are implementable through land use planning

Part C



Cultural Heritage

- Streamlined policies to support the conservation of cultural heritage resources
- Increased recognition of Indigenous heritage
- Updated policies about archaeological resources, built heritage resources, heritage conservation districts and cultural heritage landscapes



Design

- Three key design principles:
  - Preservation and Integration
  - Sustainable, Quality, Compact Development
  - Community Focused Design
- Additional design direction provided throughout the Plan, including Part F, Urban System, and Part G, Implementation

Part C



Economic Opportunities

- Facilitate and support business retention, tourism, agriculture, etc.
- Focus on key sectors outlined in Economic Development Strategy
- Policies to guide some specific uses (e.g., bed and breakfasts, home occupations)

Housing



- 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)
- Considerations for Missing Middle Housing typologies and diverse housing types and tenures for all residents

Part C



Public Service Facilities

- High standards of design and siting to maximize community benefit
- Collaboration with school boards to where possible:
  - Co-locate parks and community service facilities
  - Offer a variety of alternative educational opportunities
- Develop public service facilities in community hubs where demand warrants and build linkages to ensure equitable accessibility

Part C



Infrastructure



- Provide a framework for municipal infrastructure planning related to water, wastewater and stormwater management services
- Plan and manage municipal infrastructure that creates growth opportunities while being effective, innovative, and environmentally and financially sustainable

Transportation

- 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 and is well-integrated
    - Complete Streets design principles
    - Prioritize transit and active transportation
    - Target Net-zero GHG emissions by 2050

Part C



TOWN OF CALEDON

OFFICIAL PLAN

Schedule C1

TOWN-WIDE Transportation Network

- Future Caledon GO Station
- Brampton/Caledon Airport
- Planned Major Transit Station Area
- Planned Transit Hub Area
- Primary Major Transit Station Area
- Provincial Freeway (MTO)
- Provincial Highway (MTO)
- Regional Arterial
- Town Arterial
- Collector Road
- Conceptual Collector Road
- Local Road
- Active Transportation - Trail System
- Rail
- Urban Area and Settlement Areas
- Highway 413 Transportation Corridor

0 1 2 3 4 5 km

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Natural Environment System



- Introduction of Natural Environment System approach focused on Natural Features and Areas, Supporting Features and Areas and Water Resource System protection and enhancement
- Source Water Protection
  - Consolidation into a focused location in the Plan
  - Maximizes conformity with Regional Plan directions
- Natural Hazards
  - Focus on ravine, valley, river and stream corridors, flood plains, wildfire lands and other natural or human-made hazard lands
  - Policies to:
    - Avoid development that poses risks to public safety, public health or result in property damage
    - Protect existing development at risk from hazards
    - Recognize impacts of climate change
  - Framework to enhance hazard planning relationship with Conservation Authorities, etc.

Part D



Parks and Open Space

- New “Parks and Open Space” designation
- Continuous and linked systems
- Implementation of Parks and Recreation Strategic Plan
- Cemeteries policies enhanced, focus on effective integration as open space in new urban development areas



Part D



Rural System

- Updated policies for rural and agricultural areas including villages and hamlets
- Permitted uses and criteria clarified for:
  - Agricultural Uses
  - On-farm diversified uses
  - Agriculture-related uses
  - Cannabis
- Land use designations:
  - Prime Agricultural Area
  - Rural Lands
  - Rural Economic Development Area
  - Villages and Hamlets
  - Dry Employment Area
  - Rural Commercial



Part E



- Agriculture-related uses and on-farm diversified uses will be subject site plan control
- 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
- Content related to Mineral Aggregate Resources to be in Phase 2

Part E



TOWN OF CALEDON
OFFICIAL PLAN

Schedule E1

Rural System

Rural System
- Prime Agricultural Area
- Rural Lands
- Villages and Hamlets
- Rural Employment Centre
- Palgrave Estates Residential Community

Other Features
- Urban System (See Schedule F1)

0 1 2 3 4 5 km

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Urban System



- Demonstrates how the Town Structure will be implemented in the Town's Urban Areas
- Provides interim land use designations and policies
- Land use designations and policies to be implemented through secondary planning in the New Community Areas and New Employment Areas, including Centres and Corridors
- New structure for designations, with clear permissions

Part F





Urban System

- Existing Urban Area
- New Community Area
- New Employment Area

Part F



TOWN OF CALEDON
OFFICIAL PLAN

Schedule F1

Urban System

Urban System

- Brampton/Caledon Airport
- Downtown Bolton
- Urban Centre
- Neighbourhood Centre
- Urban Corridor
- Knowledge and Innovation Corridor
- Conceptual Collector Road
- Existing Urban Area
- New Community Area
- New Employment Area

Other Features

- Urban Area - Refer to 1976 Official Plan
- Rural System (See Schedule E1)
- Highway 413 Transportation Corridor

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Part G



Implementation

- Provides direction for official plan amendments, including site-specific OPAs, secondary plans and block plans
- Establishes and describes the various tools to implement the Plan’s policies, as well as potential programs and incentives
- Sets out clear development application requirements
- Provides public notice and engagement policies and Indigenous engagement policies
- Includes monitoring policies and an updated glossary



Site-specific Policies

- Will carry forward existing site-specific policies, where appropriate

Part H



Secondary Plans

- Existing secondary plans will remain in effect under the existing Official Plan
- Each will be reviewed and incorporated into the new Official Plan through a series of OPAs in future phases of the OP Review
  - Bolton Secondary Plan Review (Phase 2)
  - Other Existing Secondary Plans (Phase 3)
- New secondary plans will be added (by OPA) at the end of each new secondary planning process

Next Steps

- **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

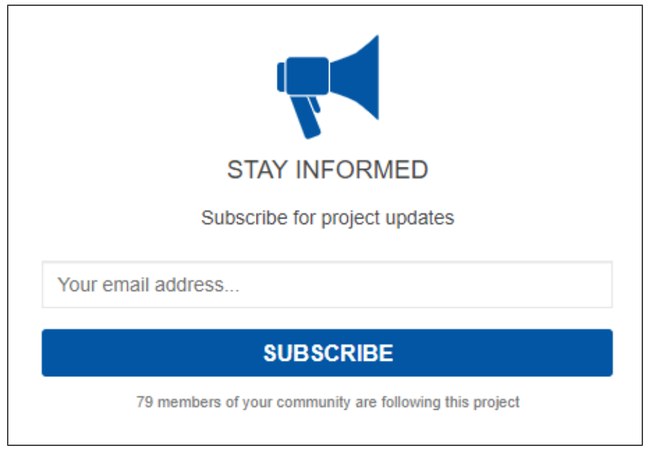
Stay Informed

Website: https://haveyoursaycaledon.ca/official-plan-review

Email: opreview@caledon.ca

Telephone: 905-584-2272 ext. 7338

We want to hear from you!







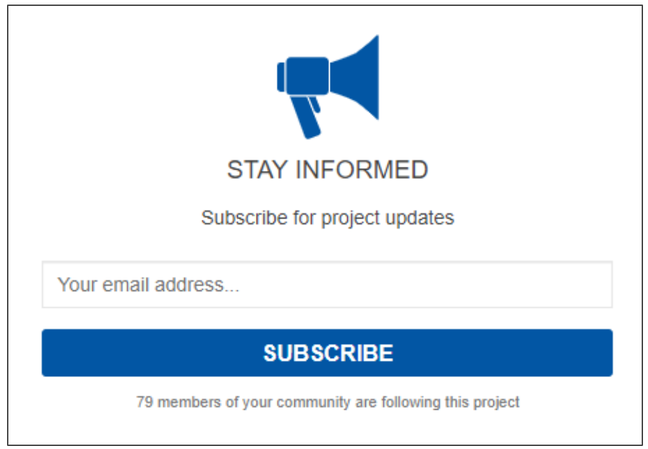
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