FUTURE CALEDON OFFICIAL PLAN

Volume 1



TOWN OF CALEDON

Territorial 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.

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Chapter 1
Introduction

1.1 Town of Caledon

The Town of Caledon (the Town) is a geographically diverse municipality covering approximately 700 square kilometres. Located north-west of Toronto, the Town comprises 55% of the total land area in the Region of Peel.

Caledon's landscape is characterized by distinctive physiographic features and two major river systems that have shaped its human history and continue to influence its development.

The Niagara Escarpment is its most prominent natural feature, rising abruptly out of the flat Peel Plain and angling north-south across the Town. One of Ontario's most outstanding landforms, the Niagara Escarpment has been designated a World Biosphere Reserve by the United Nations.

The Escarpment abuts the westernmost point of the Oak Ridges Moraine, whose sand and gravel hills extend across most of the northeast portion of Caledon. Formed approximately 13,000 years ago, the Moraine is a natural catchment area for precipitation and plays a vital role in the groundwater recharge function for much of the Greater Toronto and Hamilton Area.

The Oak Ridges Moraine is the origin of the Humber River whose broad watershed dominates the eastern half of Caledon. The Credit River, from its source in the northwest corner of the Town, has cut its way over time through the limestone bedrock of the Niagara Escarpment, creating a deep river valley that runs south across the Peel Plain.

The flat to slightly undulating lands of the highly fertile Peel Plain extend across the southern portion of the Town.

Covering much of Caledon's land mass, these key natural features and their significant agricultural land base are found within the area referred to as the Greenbelt and are protected under various provincial conservation plans.

Overall Caledon's extensive protected natural heritage systems perform a vital and unique role within the Region of Peel, Greater Toronto and Hamilton Area with respect to climate change mitigation and adaptation, acting as a major carbon sink and moderating extremes in rainfall events and temperatures.

1.2 History

Caledon's archaeological record indicates its lands have been inhabited for 13,000 years. Historically, Indigenous Peoples, including the Huron-Wendat, Haudenosaunee and Anishinabek, hunted, fished and foraged here, the pattern of their largely seasonal activities shaped by the Oak Ridges Moraine and Niagara Escarpment and the Humber and Credit River systems.

At the time of European contact, the Caledon area was part of the territory occupied and controlled by the Anishinabek of the Ojibway Nation, who became known to the Europeans as the Mississaugas of the Credit. The lands that now form the Caledon were among those acquired by the British Crown from the Mississaugas of the Credit First Nation through Treaty 19, also known as the Ajetance Purchase, in October 1818. Despite the arrival of a competing culture, Indigenous communities have left behind archaeologically significant resources that demonstrate continuity with their pre-contact predecessors.

Colonial settlers began to arrive soon after the area was surveyed in 1818-1819. The rigid survey grid established the pattern of settlement discernable in Caledon to the present day. Land was gradually cleared for farming, and small crossroads hamlets developed to service the agricultural population. In turn, the area's dramatic natural features and waterways influenced the location and character of other settlements and industries, such as water-powered mills and quarrying. Over time, the arrival of railways and improved road connections became factors in the growth of some of these settlements and the decline of others. Today, the remaining communities represent a heritage resource unique in the Region, worthy of protection.

Established on January 1, 1974, the Town of Caledon was formed by the amalgamation of the Townships of Caledon, Albion and the north half of Chinguacousy and the villages of Bolton and Caledon East. At the same time, the Police Villages of Alton, Caledon, Inglewood and Palgrave were dissolved.

The Town supports a variety of land and resource-based activities such as agriculture, mineral aggregate extraction and industry. Its rural ambiance is enhanced by scenic natural features, expansive green spaces, and diverse historic villages and hamlets. Collectively, these physical and human resources have encouraged a strong sense of community and have helped shape Caledon's character.

Today, the Town is evolving from a primarily rural area to one that is increasingly influenced by the activities and demands of its urbanizing areas, the neighbouring cities, and the surrounding Greater Toronto and Hamilton Area. The Town's continuing efforts to address these urban pressures while preserving its rural values and well-established quality of life remain key focal points of the Official Plan to the 2051 planning horizon. Blending urban and rural, Caledon aims to remain a true 'community of communities'.

1.3 How to Use This Official Plan

1.3.1 The following Chapter is intended to provide users guidance on how to read and interpret the Plan, as well as a brief outline of the Plan's component parts.

1.4 What is the Official Plan and What is its Purpose?

1.4.1 The Official Plan is Caledon's long-term plan to manage land use growth, change and preservation to the year 2051. It establishes the collective vision for Caledon in 2051 and sets out strategies and policy directions that allow us to achieve this vision. In general terms, the Plan:

a) Establishes a planning framework and policies for the protection and conservation of our natural heritage and water resource systems, agricultural lands and cultural heritage resources.

b) Establishes goals, objectives and actions to mitigate and adapt to climate change.

c) Presents a Town Structure, and associated policies, that provide an over-arching framework to manage future growth and development.

d) Establishes planning designations that set out permissions for the use, intensity, and form of development allowed on lands within the Town.

e) Establishes a framework for planning, phasing and constructing municipal infrastructure, streets, parks, open spaces and community facilities.

f) Identifies plans for all types of mobility infrastructure, including walking, cycling, transit, automobile and goods movement.

g) Guides strategies, master plans, programs, municipal services and associated budgets that address economic, social and environmental prosperity over the next 30 years.

h) Provides the basis for decision-making on planning applications and identifies the process for evaluating such applications and how these processes will support equity and inclusion.

i) Enables a variety of implementation tools permitted under provincial legislation.

1.5 Requirement to Conform with this Official Plan

1.5.1 Municipalities are given the power to prepare an Official Plan under the authority of the *Planning Act*. Where an Official Plan has been established by a municipality, the *Planning Act* requires that no public work shall be undertaken, and no by-law shall be passed for any purpose that does not conform with that Official Plan. This gives the Official Plan significant impact and influence over a wide range of municipal actions and investments that will shape Caledon's future over the next 30 years.

1.5.2 While not limited to the following, some examples of municipal initiatives that must conform with the Town's Official Plan include:

a) Approvals of planning and development applications such as Zoning By-law Amendments, Draft Plans of Subdivision, Draft Plans of Condominium, Site Plan Control, Consents for Severance, and Minor Variances.

b) The planning and construction of municipal infrastructure such as streets, transit infrastructure, sewers, stormwater management ponds, and water services.

c) Protection and stewardship of the environment, including approvals under a Municipal Class Environmental Assessment.

d) The planning and construction of parks, open spaces and public facilities.

e) Housing programs and projects.

f) Financial plans and budgets.

1.6 Conformity with Provincial Plans and Policy and the Region's Official Plan

1.6.1 It is imperative that this Official Plan considers how policies for growth and change in the Town fit within the larger context of the Region of Peel and the Province. Accordingly, the Town's Official Plan was prepared having regard for provincial interests, to be consistent with the Provincial Policy Statement and to conform with relevant provincial plans and the Region of Peel's Official Plan.



1.6.2 The *Planning Act* identifies a wide range of provincial interests. Some examples of these provincial interests are:

a) The mitigation of, and adaptation to, climate change;
b) The protection of natural heritage systems, cultural resources and agricultural land;
c) The conservation and management of natural resources; the efficient use of infrastructure;
d) The orderly development of safe and healthy communities;
e) Accessibility for persons with disabilities to all facilities;
f) The adequate provision of a full range of housing, including affordable housing;
g) The protection of financial and economic well-being;
h) The protection of public health and safety;
i) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and
j) The promotion of a well-designed built form that encourages a sense of place.

This is not an exhaustive list. The Caledon Official Plan has been prepared having regard for all of the provincial interests that are listed in the *Planning Act.*

1.6.3 The Provincial Policy Statement (PPS) supports provincial interests in the form of a policy statement. More specifically, the PPS statement establishes policies that municipalities must be consistent with, relating to building strong and healthy communities, wisely using and managing resources and protecting public health and safety. The Town's Official Plan has been prepared to be consistent with the PPS.

1.6.4 This Official Plan also conforms with the following provincial plans:

a) Growth Plan for the Greater Golden Horseshoe – prepared to provide an overarching strategy that gives clarity and certainty about urban structure, where and how future growth should be accommodated and what must be protected for current and future generations.

b) Greenbelt Plan – prepared to give permanent protection to farmland, natural heritage and water resource systems, provide for a diverse range of economic and social activities associated with rural communities, agriculture, tourism, recreation and resource uses and to build resilience to, and mitigate, climate change.

c) Oak Ridges Moraine Conservation Plan – prepared to provide land use and resource management planning direction to provincial ministers, ministries and agencies, municipalities, landowners and other stakeholders on how to protect the Moraine's ecological and hydrological features and functions.

d) Niagara Escarpment Plan – prepared to provide for the maintenance of the Niagara Escarpment and lands in its vicinity substantially as a continuous natural environment and to ensure only such development occurs as is compatible with that natural environment.

e) Lake Simcoe Protection Plan – prepared to protect and restore the ecological health of Lake Simcoe and its watershed.

1.6.5 The Region of Peel Official Plan establishes a long-term plan for growth, change and preservation across the entire Region. It sets a broad planning framework for the local municipalities of Mississauga, Brampton, and Caledon. The three municipalities' Official Plans are coordinated on matters such as protecting the environment, managing renewable and non-renewable resources, and outlining a regional structure that manages growth and infrastructure in the most effective and efficient manner. The Region of Peel Official Plan includes growth forecasts, in addition to population and employment density targets, for each of its local municipalities. Caledon's Official Plan conforms to the Region of Peel Official Plan.

1.7 Changes to the Official Plan

1.7.1 The Caledon Official Plan is a long-term plan with a time horizon of 30 years, to 2051. However, it is important to recognize the Plan is not a static document and there will need to be changes to the policies of this plan over this 30-year period. Such amendments to the Official Plan can be expected in response to:

a) Changes in provincial policies, plans or interests.

b) Changes to the Region of Peel's Official Plan, to which the Town's Plan must conform.

c) Emergent issues and trends that are best addressed through new or revised Official Plan policies.

d) Requirements for regular revisions – the *Planning Act* requires that an Official Plan be revised 10 years after it comes into effect and every five years thereafter.

e) Plans that are developed for large areas, such as a Secondary Plan.

f) Official Plan Amendment applications for specific sites or areas.

1.8 While amendments to address such situations should be expected, it is important that such amendments are consistent with the vision, strategic pillars, and policy directions of this Plan. In addition, amendments must conform with specific policies within the Plan that establish evaluation criteria for considering such Official Plan amendments. This approach allows for the Official Plan to be changed over time, while maintaining its intended purpose, planning framework and policy direction.

1.9 How to Read the Official Plan

1.9.1 The Official Plan represents a set of policies that work together to achieve an overall vision, framework, and direction for the future of Caledon. No individual policy can be considered on its own and without the context of other related and relevant policies in the Plan. The Plan should be read in its entirety and all of the relevant policies applying to a given situation should be considered together.

1.9.2 All of the text within this Official Plan shall be considered part of the Plan. Maps, tables, lists and numbered figures shall also be considered part of this Plan. Photographs and non-numbered illustrations do not form part of this Plan, but are intended to provide a navigation guide, aesthetic quality, and support ease of reading.

1.9.3 It is intended that the policies of this Official Plan will allow for some level of flexibility through interpretation, without the need for an Official Plan Amendment. Such interpretation must be consistent with provincial and regional plans and policies. Furthermore, such interpretation must be consistent with the intent of the policies of this Official Plan and must represent good planning. The following policies support the interpretation of this Plan:

a) Within this Plan, the words “will” or “shall” express a mandatory requirement. Where the word “should” is used, alternative approaches to meet the interpreted intent of the policy may be considered by Town Council.

b) Boundaries between planning designations on the Schedules of this Plan are subject to interpretation, except where they coincide with physical features such as streets, railways, or watercourses. The exact determination of boundaries that do not coincide with such features, will be interpreted by Town Council. Such interpretation will only represent minor departures from what is illustrated on the Schedules. Where the general intent of this Plan is maintained, minor land use boundary adjustments will not require an amendment to this Plan.

c) Environmental designations such as Environmental Policy Area, Policy Area 4 and Environmental Zones 1 and 2, as well as natural heritage and water system resource lines on Schedules of this Plan are not intended to be precise delineations. These lines may be further refined through additional study as outlined in the policies of this Plan. Delineations of natural heritage and water system resources shown in relevant provincial plans will take precedence over other Schedules, in accordance with the requirements of those Plans. The delineation of Provincially Significant Wetlands and Areas of Natural and Scientific Interest is the responsibility of the Province.

d) Natural hazard lines shown on Schedules this Plan are not intended to be a precise delineation. The interpretation of the regulated natural hazard lands is the responsibility of the relevant Conservation Authority.

e) Minor deviations from numerical requirements in this Plan may be permitted by Town Council without the need for an Official Plan Amendment, provided that the general intent of the Plan is maintained.

f) Where lists of permitted uses are provided for planning designations in Chapter 5 of this Plan, such lists reflect the possible range and types of uses to be considered for each designation. These lists have intentionally been generalized, unless otherwise specified in this Plan, leaving more detailed listings of permitted uses to the Zoning By-law. Accordingly, more specific uses not shown in such lists, but considered by Town Council to be similar in nature to the listed uses, and appropriately accommodated within the subject designation, may be permitted in the Zoning By-law without the need for an Official Plan Amendment.

g) Guidelines may be adopted by Town Council to give more specific assistance and guidance on the interpretation and implementation of the policies of this Official Plan.

1.10 How is this Official Plan Organized?

1.10.1 The Caledon Official Plan is organized into three volumes and a series of schedules, all of which constitute part of this Official Plan: Volume 1 includes Town-wide policies and planning designations; Volume 2 includes in-effect Secondary Plans; and Volume 3 includes all Site and Area Specific Policies (Official Plan Amendments). Volume 1 is comprised of six (6) chapters:

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.
Chapter 3 **Shaping Our Community**	Shaping Our Community provides a Town structure plan and growth management policies.
Chapter 4 **Planning for Prosperity: Town-wide Policies**	Establishes detailed policies to address: • Planning for Climate Change • Creating Economic Opportunities • Design Excellence: Planning for Vibrant, Attractive and Healthy Communities • Conserving our Cultural Heritage • Our Mobility Plan to Connect Caledon • Managing Our Civic Infrastructure • Our Parks and Recreation System • Pursuing Affordable Housing • Protecting and Enhancing Our Natural Environment • Protecting and Managing Our Natural Resources • Planning for Safety Around Natural Hazards • Protecting and Supporting Our Agricultural Lands and Rural Communities
Chapter 5 **Planning Designations**	Establishes planning designations that allow for a range of permitted uses, intensity and built form.
Chapter 6 **Implementation**	Defines and enables a wide range of implementation tools allowed by the *Planning Act*, including planning development application evaluation criteria, and outlines complete planning application requirements.
Glossary	Definitions for key terms used throughout the Plan.

The following schedules, which are to be read in conjunction with the text of this document, constitute an operative part of this Official Plan:

Schedule A-1	**Town Structure:** illustrates the overall structure of the Town, including Centres, Villages and Hamlets.
Schedule A-2	**Growth Management:** illustrates the various areas where growth will occur in the Town based on provincial and regional policies.
Schedule A-3	**Provincial Plan Areas and Designations:** illustrates the various provincial land use designations and applicability of Provincial Plans: the Greenbelt Plan; Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan.
Schedule A-4	**Urban Community Context**
Schedule B-1	**Townwide Land Use Designations**
B2	Alton Land Use Designations
B3	Caledon Village Land Use Designations
B4	Mono Mills Land Use Designations
B5	Palgrave Land Use Designations
B6	Cheltenham Land Use Designations
B7	Albion Land Use Designations
B8	Belfountain Land Use Designations
B9	Campbell's Cross Land Use Designations
B10	Cataract Land Use Designations
B11	Claude Land Use Designations
B12	Melville Land Use Designations
B13	Mono Road Land Use Designations
B14	Terra Cotta Land Use Designations
B15	Wildfield Land Use Designations
B16	Victoria Land Use Designations

Schedule C	**Protection Context:** illustrates the Natural Heritage System. Schedule C includes a series of sub-schedules to illustrate certain features in more detail.
C1	Natural Heritage System
C2	Water Resource System Features
C3	Water Resources System Areas
C4	Agriculture and Rural System
C5	Areas of Aggregate Potential
Schedule F	**Palgrave Estates Residential Community**
F1	PERC Policy Areas
F2	PERC Environmental Zoning
Schedule G	**Mobility Network:** illustrates the Town's transportation network, including road, transit, and active transportation networks, as well as road right-of-way widths. This includes sub-schedules to provide more details plans for Bolton and Mayfield West.
G1	Town-wide Mobility Network
G2	Bolton Mobility Network
G3	Mayfield West Mobility Network
G4	Road Right-of-Way Widths
Schedule H	**Wellhead Protection Areas:** illustrates various source protection policy areas.
Schedule J	**Oak Ridges Moraine Landform Conservation Areas:** illustrates the Landform Conservation Areas, per the Oak Ridges Moraine Conservation Plan.
Schedule K	**Oak Ridges Moraine Areas of High Aquifer Vulnerability:** illustrates the Highly Vulnerable Aquifers based on the mapping of the Oak Ridges Moraine Conservation Plan

Schedule L	**Brampton Airport Noise Contours**
Schedule M	**Designated Cultural Heritage**

1.11 Monitoring Program

1.11.1 The Official Plan is intended to guide decision making over the long term. It will be important to establish a monitoring program to:

a) Measure progress made towards specific policy targets, such as population, housing and employment densities.

b) Track the degree to which the Town is moving forward on each strategic pillar, recognizing successful outcomes and identify where progress has been slow.

c) Identify emergent issues that need to be addressed through new or revised Official Plan policies.

d) Understand how the social, environmental, and economic landscape in the Town has changed over the planning horizon and how that may necessitate Official Plan policy revisions.

e) Identify policy changes made at the provincial and regional level that necessitate changes to this Official Plan.

f) Establish an over-arching approach, specific measures, and a defined reporting schedule.

1.12 The Importance of Implementation

1.12.1 The Official Plan is a policy document and will need to be purposefully integrated into various municipal processes in order to be effective. Below are examples of such processes:

a) Planning and development applications – Planning applications for development will have a major impact on the future of the Town. It is critical that decisions relating to planning applications conform with, and advance, the policies of this Plan. While the Plan affords substantial flexibility, development that runs contrary to the intent of the Official Plan will undermine its ability to achieve Council's vision, goals and plans for long term prosperity.

b) Infrastructure projects – The direction, pace and investment in municipal infrastructure has a direct influence on growth management. It will be important for the Town of Caledon and Region of Peel to collaborate on infrastructure investments to support this Plan and its desire to attract growth that supports vibrant, healthy, and safe communities that offer a high quality of life.

c) Roads and transit investment – Regional and local roads establish the framework for our Town structure plan. It will be critical to invest in roads that support multi-modal forms of transportation, while contributing to the quality and sense of place in Caledon. The Official Plan should be integrated into all road widening and lifecycle renewal projects, ensuring that streets are designed or redesigned to realize the type of streetscape that is envisioned by this Plan. Investment in transit will be key to make this Plan a reality.

d) Parks, open spaces. and facility development – The goals and objectives of this Official Plan and more specific relevant policies should be integrated into planning and design processes for parks, and trail systems, open spaces, civic spaces and public facilities. Doing so will recognize the relationship between these projects and the Plan's goals for accessible, lively and well-designed communities.

e) Master plans, strategies, and guidelines – It will be important to ensure that master plans, strategies and guidelines are prepared over the next 30 years conform with, and support the goals of, the Caledon Official Plan. Such plans lead to more detailed actions and associated funding that can activate the Plan's policies and advance the overall vision and policy directions.

f) Programs and service delivery – The goals, planning framework and more specific policies should be considered through programs and services delivered by the Town. One illustrative example is housing, whereby the Plan sets out specific objectives and targets for the provision of affordable housing. Delivery of programs and services in support of affordable housing should consider and advance all of the relevant policies of the Official Plan.

g) Integrated budgets – A major implementation tool for this Official Plan is an integrated budget that anticipates, prioritizes, plans for and funds initiatives tied to the Plan. Transit, roads, parks, housing, municipal infrastructure, environmental stewardship, public art, community improvement incentives, hazard protection and many more initiatives directly relate to the goals of this Plan. Without an integrated financial plan, these initiatives cannot advance. Accordingly, Town Council will align its strategic planning and budgeting processes to effectively consider and implement the Official Plan over time.

Chapter 2

Our Vision, Values and Strategic Pillars

2

The following chapter establishes the vision and corresponding goals that this Official Plan strives to achieve over its 30-year planning horizon, as well as the strategic pillars and policy directions for this Plan, defining a strategy for how our vision and goals will be accomplished. This chapter also defines our key values that express how we will interact with one another and how we will undertake all of our planning processes.

2.1 Managing the Transformation of Caledon to 2051

2.1.1 Through the 2051 planning horizon, Caledon is forecasted to grow from a population of approximately 80,000 residents to approximately 300,000 residents. During that same time period, employment is forecasted to rise from approximately 32,000 to approximately 125,000 jobs.

2.1.2 This Official Plan has been prepared to guide, coordinate, and manage this significant growth to achieve long-term social, environmental, and economic prosperity for Caledon. The Plan has been prepared through the view of five lenses that will shape the future of Caledon. They are:



Climate Change Lens

Creating a healthy, sustainable and climate friendly community requires careful planning. How we design our communities is directly linked to the emissions we generate and our ability to cope with extreme weather because of climate change. This emphasizes the need to reduce our impact on climate change by managing the way we grow and develop in the next 30 years. At the same time, it also emphasizes the need to grow in a way that allows us to adapt to the impacts of climate change.



Protection Lens

This lens emphasizes the need for this Official Plan to protect those things that Caledon cherishes 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 – meaning that about 80% of our future Caledon is 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

This 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. Only a limited amount of growth will be permitted, to support their long-term sustainability while preserving their rural character and community qualities.



Urban Growth Management Lens

This lens recognizes the significant amount of growth and development that will occur within Caledon's identified growth area. This 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 in a way that offers a strong identity, an outstanding quality of life, affordability, rich urban amenities, and healthy lifestyles.



Equity and Inclusion Lens

This lens recognizes that the 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. Planning for equity contributes to the development of sustainable, resilient and healthy communities by more effectively and systematically addressing community well-being.

2.2 Our Values

2.2.1 Our values express how we will undertake our planning in Caledon. They identify how we will engage in planning processes and how we will interact with others. They help to define what can be expected in such processes. The following values have been considered and applied through the preparation of the Official Plan and will guide all of our planning processes throughout the implementation of this Plan.

Respect One Another

We will show respect for one another through our planning processes, even when our opinions may differ.

Embrace Equity and Inclusion

We will recognize, reach out to, include, and support those who are most at risk of exclusion through our planning processes. We will embrace diversity of all kinds, including age, race, language, ethnicity, socio-economic status, geographic location, gender, abilities, and sexuality.

Create Open Engagement Processes

We will work hard to design and deliver timely and transparent engagement processes that welcome all people to participate.

Act in the Public Interest

We will undertake all our planning processes to act in the larger public interest. This includes short-term and long-term perspectives and will consider future generations in Caledon.

Honour and Respect Indigenous Heritage

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

Apply Sound Planning Principles

We will undertake our planning processes and implement our decision-making by considering and applying sound planning principles. We will undertake clear, transparent, and effective planning processes.

Demonstrate Leadership

We will support leadership throughout our planning processes, tackle difficult issues directly and lead by example.

Explore Innovation

We will support and provide a safe place for innovation in our planning processes, exploring new approaches, techniques, and technologies.

Seek Out Opportunity

We will proactively seek out and explore new opportunities for the economic, social and environmental prosperity of Caledon.

2.3 Our Vision

2.3.1 The vision, captured in the statement below, identifies the kind of community Caledon wants to be by 2051. The vision for Caledon shaped the goals, strategic pillars and policy directions which follow.

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.

2.4 Goals for Caledon by 2051

2.4.1 The vision for Caledon is further detailed through a series of goals that describe the outcomes the Town is aiming for by 2051. While the following list is not exhaustive, and is not listed in any specific order, it highlights critical outcomes the Plan seeks to achieve:

a) A built form and system of infrastructure that mitigates our contribution to climate change and enhances our resiliency to its impacts.

b) A well-protected, appreciated and sustainable natural environment, including a healthy natural heritage and water resource system.

c) A thriving agricultural industry that is sustainable over the long term.

d) A vibrant rural community, with a connected network of Hamlets and Villages, offering a strong sense of rural character.

e) Well conserved cultural heritage resources, including buildings, sites, landscapes, districts, and archaeological resources that contribute to Caledon's sense of place.

f) Sustainable natural resources that are well managed for the long term.

g) A vibrant local economy that offers abundant opportunities for employment, business development and prosperity for all.

h) A highly desirable community, with a strong sense of identity, viewed as a great place to live, work, and play.

i) A vibrant downtown which serves as an attractive meeting place for the community and a focal point of Town's identity, culture, arts, and entertainment.

j) Well designed, mixed-use, and accessible neighbourhoods that offer an exceptional quality of life and support healthy and fulfilling lifestyles.

k) Quality urban environments in neighbourhood centres and corridors that offer higher density housing choices, together with recreational, retail, commercial, institutional and entertainment uses.

l) Effective and cost-efficient infrastructure that is financially and physically sustainable over the long term and protects property, human health, and safety.

m) A broad range of housing choices within the Town, including abundant opportunities for affordable housing.

n) A transportation infrastructure network that offers active and healthy mobility options connecting all parts of Caledon together and providing strong connections within the Region and beyond.

o) A connected, convenient, reliable, and sustainable transit system that effectively serves Caledon.

p) An extensive and connected system of open spaces, parks, recreational facilities, and civic spaces.

q) An age-friendly Town that accommodates the needs of seniors and provides opportunities for aging in place.

2.5 Our Strategic Pillars for Caledon's Official Plan

The vision and goals clarify the outcomes to be achieved through the implementation of this Plan. The strategic pillars that follow, establish an over-arching strategy to accomplish this vision and meet the goals. The pillars provide a focus and clear path towards actions that will make the vision for Caledon in 2051 a reality. These pillars are considered foundational elements and should be consulted to guide the interpretation of more specific policies and to support decision-making in all our planning processes.

Policy directions give high-level guidance and a framework for the more specific policies of the Caledon Plan. They provide a clear link between the strategic pillars of the Plan and the wide range of detailed policies that follow in this Plan. These policy directions can help to interpret the intent of the Plan's more detailed policies and provide guidance for implementation. These policy directions are built-upon, in more detail, within the Town-wide policies of this Plan.



Pillar #1: Address Climate Change in Everything We Do

2.5.1 We will take every opportunity to minimize and mitigate our impact on climate change; we will prepare for the impacts caused by climate change and implement new approaches to address these impacts:

a) Set targets for carbon emissions.

b) Conserve our natural heritage, the urban forest, and green spaces.

c) Plan for higher development densities, support intensification and avoid sprawl.

d) Design new neighbourhoods and streets to support low carbon forms of mobility.

e) Introduce green development standards.

f) Incorporate green infrastructure and renewable energy into our plans.

g) Design and update our infrastructure so that it is resilient to climate change.

h) Prohibit new development in locations that will be subject to natural hazards.

i) Monitor and manage invasive species.

j) Protect and enhance our food supply chains so that they are more resilient to climate change.



Pillar #2: Protect our Agricultural Lands

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

a) Establish a long-term urban boundary and direct all urban uses to lands within this boundary.

b) Plan development within the urban boundary so that it can be easily intensified over time.

c) Protect our agricultural lands from fragmentation and encroachment by urban uses.

d) Support on-farm diversified uses and agriculture-related uses for agricultural sustainability.

e) Plan to facilitate economic supports for agriculture, such as agri-tourism and agri-food industry.



Pillar #3: Preserve our Environmental Areas

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

a) Protect our environmental features and areas in accordance with provincial plans.

b) Clearly define and preserve our natural heritage and water resource systems.

c) Complete watershed and sub-watershed plans and establish targets to guide growth and development.

d) Plan for greenways and re-naturalization areas to fill gaps and create green linkages.

e) Ensure that new infrastructure achieves a net benefit to our natural heritage and water resource systems.



Pillar #4: Conserve our Cultural Heritage

2.5.4 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:

a) Acknowledge, honour, respect and celebrate Indigenous heritage.

b) Promote, celebrate and raise awareness of the Town's heritage resources.

c) Conserve heritage buildings, sites, districts, landscapes and archaeological resources.

d) Encourage investment in, and the adaptive re-use of, heritage resources such that they can be sustained over the long term.



Pillar #5: Manage our Aggregate Resources

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

a) Identify high potential mineral aggregate resources and protect them.

b) Manage new and expanded aggregate operations to mitigate impacts on rural communities, agricultural operations and natural heritage and water resource systems.

c) Develop a comprehensive rehabilitation approach for extraction areas after use, working with our partners to recognize the importance of flexibility within rehabilitation.

d) Understand and address the impacts of aggregate truck movements on roads and traffic.



Pillar #6: Protect and Nurture our Rural Communities

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

a) Ensure that the amount and form of new development is appropriate and compatible with the established character of existing Villages and Hamlets.

b) Support the economic sustainability of the rural communities.

c) Promote vibrant main streets and neighbourhood streetscapes.

d) Conserve cultural heritage resources that contribute to the character of the Villages and Hamlets.

e) Work with partners to address social planning needs within rural communities.

f) Recognize the Villages and Hamlets attract visitors and plan for accessible, welcoming environments that do not infringe on residents' comforts.



Pillar #7: Manage and Support Growth for Our Long-term Benefit

2.5.7 We will manage and support growth so we can maximize prosperity over the long-term and grow in ways that are financially sustainable:

a) Utilize the Town's limited development lands efficiently, by planning for a variety of housing options, including mid-rise and high-rise residential buildings and seeking out high-job-yield employment uses.

b) Support appropriate forms of intensification in the built-up areas of the Town.

c) Plan for future growth based on a Town structure that identifies higher intensity, mixed use centres and corridors.

d) Establish a municipal infrastructure phasing plan, and associated capital budget, to coordinate with the Town structure plan and manage the timing and location of growth.

e) Prepare Secondary Plans for our new growth areas before allowing new development.



Pillar #8: Create Healthy and Complete Neighbourhoods

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

a) Plan for a full range of uses to service the Town's residents – health care, recreation, government services, entertainment, culture and employment.

b) Plan for a wide range and equitable distribution of open spaces, parks trails, civic spaces and recreational facilities that are interconnected.

c) Design neighbourhoods around the "15-Minute Neighbourhood" concept, where daily needs and services are available within a 15-minute walk or bike ride.

d) Plan neighbourhoods to have a full mix of low, medium and high-density housing.

e) Use age-friendly neighbourhood design to allow for aging in place.

f) Integrate green infrastructure into the design of neighbourhoods.



Pillar #9: Design Great Urban Places

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

a) Plan and design Caledon to become a collection of quality places with a strong sense of place and character.

b) Commit to design excellence in all public facilities, government buildings, parks, streets and other infrastructure.

c) Establish clear design policies, and associated guidelines, to ensure that subdivisions, streetscapes, sites and individual buildings are well designed and contribute to placemaking.

d) Work to regenerate and strengthen Downtown Bolton as a vibrant and identifiable core of the Town's urban area.

e) Integrate public art into parks, public facilities and urban landscapes.

f) Design streets so they contribute to placemaking and provide attractive walking environments.



Pillar #10: Create High Quality Mobility Options

2.5.10 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:

a) Plan for quality and affordable transportation options which favour low carbon and active forms of mobility.

b) Design complete streets that create highly desirable environments for walking, cycling and transit.

c) Establish a high quality and comfortable cycling network.

d) Create an accessible and connected open space, park and trail system to promote active forms of transportation.

e) Establish a well-connected transit infrastructure that is aligned with the Town structure plan and provides a high level of service to our centres and corridors.

f) Connect Caledon to the Greater Toronto Area region and beyond with commuter rail services, bus rapid transit and an advanced highway network.

g) Provide for a high level of connectivity and multiple route options through a compact modified-grid road network; address the challenge of east-west connectivity in the urban area of Caledon.

h) Together with the Region, establish a goods movement strategy that mitigates impact on existing and new communities.



Pillar #11: Pursue Housing Affordability

2.5.11 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:

a) Establish targets for various forms of affordable housing, emergency and transitional housing, supportive housing, and housing for household with low and moderate incomes.

b) Plan for low, medium, and high-density housing in new growth areas.

c) Allow for appropriate forms of intensification within existing built-up areas; allow for as-of-right secondary dwelling units.

d) Utilize inclusionary zoning and other tools available.

e) Explore the potential for municipal programs to facilitate the development of affordable housing.

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Pillar #12: Support Strategic and Innovative Economic Opportunities

2.5.12 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:

a) Grow the Town such that it is recognized as a very desirable place to live and work; use this asset to attract a quality labour force and investment in Caledon.

b) Plan for high-job-yield employment uses to effectively use Caledon's finite supply of employment lands and benefit the Town's economy over the long term.

c) Capitalize on easy access to 400 series and other provincial highways in Caledon.

d) Plan for and design areas to attract universities, colleges, hospitals, research centres and other uses that can support such clusters.

e) Foster a 'smart city' culture and plan for a robust information and communications infrastructure.

f) Differentiate new employment areas to attract targeted employment clusters.

g) Plan for and facilitate tourism attractions and infrastructure.



Pillar #13: Strategically Manage our Civic Infrastructure

2.5.13 Together with the Province, Region, and agency partners, we will manage our municipal infrastructure, so it creates growth opportunities while being effective, affordable, green, and sustainable over the long-term:

a) Collaborate with the Region to provide Caledon with a full range of safe, efficient, and effective municipal infrastructure.

b) Plan and design infrastructure to protect the natural environment and to mitigate and adapt to climate change.

c) Implement water, wastewater, stormwater, and transportation master plans to ensure the orderly, cost effective, sustainable, coordinated, and timely provision of services to support the planned growth in the Town.

d) Manage the Town's civic infrastructure through an asset management plan that is supported by a long-term financial plan.

e) Utilize a "One-Water" approach to stormwater servicing.

f) Integrate and manage green infrastructure into growth areas; manage the urban forest as green infrastructure.

Chapter 3
Shaping Our Community

3.1 Town Structure

3.1.1 Caledon is a community of communities, each with their own unique character ranging from rural hamlets and villages to evolving urban areas. Caledon's Town Structure recognizes this range of diverse contexts and how each plays a role in shaping our community to 2051. The Town Structure identifies the following key contexts that make up the Town of Caledon:

a) Protection Context – Caledon is home to many natural, agricultural, hydrological and historical features that contribute to the Town's character and sense of community. It is important that the Town's unique resources are protected and can be enjoyed for years to come.

b) Rural Community Context – Caledon's rural community plays a significant role in the Town's overall character, cultural significance, and economic vitality. This Plan recognizes the importance of rural communities and will appropriately manage development in Villages and Hamlets.

c) Urban Community Context – The Town's urban communities are the principal centres for growth in the area and will be home to most residents, while serving as primary hubs for the rural community and surrounding municipalities.

d) Employment Lands Context – Employment lands are the primary economic generators of the community and will be further enhanced and protected through Future Caledon.

e) Mobility Network – The mobility network is the foundation of the community, and the means of connection between each of the Town's communities. Multi-modal options including enhanced active transportation connections and transit are central to the vision of this Plan.

Principles for the Town Structure

3.1.2 This Town Structure will direct growth across the Town, as shown on Schedule A1 to:

a) Meet the Town's climate change commitments to reduce greenhouse gas emissions and adapt to a changing climate, as established through the Resilient Caledon Community Climate Change Action Plan;
b) Efficiently use land, infrastructure, and services;
c) Focus people and jobs in areas that are or can be supported by transit to achieve complete, vibrant and walkable communities;
d) Create assessment growth and contribute to the Town's fiscal sustainability;
e) Create affordable housing opportunities and a range of housing options and tenures;
f) Direct mixed-use development, in a compact form, to growth areas to promote sustainable and active transportation options;
g) Stimulate economic development;
h) Encourage and develop a system of publicly accessible community centres, parkland, open space and trails;
i) Foster a lively public realm and support cultural activity; and
j) Protect the Natural Heritage and Water Resource System.

3.2 Components of the Town Structure

3.2.1 The Town Structure, shown on Schedule A1, establishes the foundation for how the Town will evolve to 2051 and helps direct where the Town will focus growth and future investments to support Centres and Corridors, and expanded mobility choices. Supported by the Mobility Network (Schedule G1), the Town Structure demonstrates the degree of connectivity and accessibility between communities within the Town.

3.2.2 The Town Structure contains a number of components, which are interrelated, that shape the Town and are described as follows:

a) Centres – those areas of Caledon where the highest concentration of growth is planned to occur. Centres form part of the Town's growth management framework to promote compact built form, capitalize on existing infrastructure, active transportation links, and current and planned transit services.

b) Urban Corridors – represent key intensification areas and connections. Some Corridors provide connections to neighbouring municipalities. Corridors may include transit nodes.

c) Urban Areas – include new and existing residential, commercial, and institutional areas of Caledon, where people live, shop, work and play, with the amenities they need for day-to-day living accessible close to home.

d) Employment Areas – those areas where a large number of people work, and protects these areas for employment uses, while protecting against conflict with sensitive uses.

e) Agricultural and Rural Areas preserve the Town's agricultural lands and rural communities, including Villages and Hamlets and the Palgrave Estate Residential Community, ensuring that the economic vitality and unique character of these areas is maintained.

f) Natural Heritage System – protects natural heritage features, such as woodlands, rivers, valleylands, open spaces and wetlands, which require protection and enhancement recognizing their environmental, economic, social, and health benefits.

g) Oak Ridges Moraine Conservation Plan – a provincial policy framework that protects the natural and ecological diversity of the Oak Ridges Moraine. Lands designated under this plan are protected and development in these areas are limited to specific permitted uses.

h) Greenbelt Plan – a provincial plan that protects agricultural, ecological and hydrological features within the designated Greenbelt area. Much of the Town's Agricultural and Rural Areas are protected by the Greenbelt Plan.

i) Niagara Escarpment Plan – protects and maintain the lands surrounding the Niagara Escarpment, ensuring that only allowing development that is compatible with the natural environment may occur in this area. The lands surrounding the Niagara Escarpment within the Town are protected under the Plan.

3.2.3 New development will conform with the Town Structure, including public investments in facilities, designing the public realm, the provision of transit services, constructing infrastructure.

3

3.3 Protection Context

Natural Heritage System

3.3.1 Natural heritage systems are identified to conserve biological diversity, maintain ecological functions and sustain ecosystem services that society depends on. Lands which are designated under the Natural Heritage System are shown in Schedule C1.

3.3.2 The Town will:

a) Implement the policies of the Region's Official Plan as they relate to the Region's Greenlands System, which includes the Natural Heritage Systems of the Growth Plan and the Greenbelt Plan, Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan.

b) Apply a systems approach to implementing the Region's Greenlands System;

c) Prohibit development and site alteration within the Core Areas of the Region's Greenlands System;

d) Define and protect locally significant wetlands, animal habitats, Areas of Natural and Scientific Interest, significant valleylands, and significant woodlands;

e) Update buffers/vegetation protection zones to be consistent with Provincial guidance;

f) Recognize the need for appropriate and enhanced buffers for the variety of natural features, functions, and habitats that comprises Caledon's natural heritage system; and,

The Greenbelt Plan identifies a 'Protected Countryside' which is made up of an Agricultural System and a Natural System, together with a series of settlement areas. The Agricultural System is made up of specialty crop, prime agricultural and rural areas. The Natural System identifies lands that support both natural heritage and hydrologic features and functions. While providing permanent agricultural and environmental protection, the Greenbelt also contains important natural resources and supports a wide range of recreational and tourism opportunities. Both the Agricultural System and Natural System maintain connections to the broader agricultural and natural areas of southern Ontario.

g) Consider integration with recreation areas, trails, and open spaces, and strategic use of trails and corridors for infrastructure including broadband.

Greenbelt Plan

3.3.3 The Provincial Greenbelt is protected by the Greenbelt Plan. The Greenbelt Plan establishes a policy framework that identifies where urbanization will not occur to provide permanent protection to the agricultural land base and the ecological features and functions occurring on this landscape. Lands within the Greenbelt Plan Boundary are shown on Schedule A3. This Plan integrates, builds upon and provides more restrictive policies than those in the Greenbelt Plan's policies.

Niagara Escarpment Plan

3.3.4 Caledon lands falling within the Niagara Escarpment Plan Area Boundary are shown on Schedule A3.

3.3.5 The Town will encourage the continued protection, enhancement or restoration of natural features within the Niagara Escarpment Area.

The purpose of the Niagara Escarpment Plan is to provide for the maintenance of the Niagara Escarpment and lands in its vicinity substantially as a continuous natural environment, and to ensure only such development occurs as is compatible with that natural environment. The Town will encourage the protection and development of a park and trail system through the Niagara Escarpment.

Oak Ridges Moraine Conservation Plan

3.3.6 The Oak Ridges Moraine Conservation Plan establishes a policy framework for protection of the ecological integrity of the Oak Ridges Moraine. Lands within the Oak Ridges Moraine Plan Area Boundary are shown on Schedule A3.

3.3.7 The Oak Ridges Moraine Conservation Plan sets out restrictions and policies regarding landform conservation, groundwater protection, and policies to protect ecological and hydrological features. This Plan integrates this detailed policy framework to support the continued protection of the Oak Ridges Moraine.

The Oak Ridges Moraine Conservation Plan divides its plan area into one of four land use designations: Natural Core Areas, Natural Linkage Areas, Countryside Areas, and Settlement Areas, and the Palgrave Estates Residential Community.

Agricultural and Rural Areas

3.3.8 The Agricultural and Rural System is comprised of the Prime Agricultural Areas, and Rural Lands designated on Schedule C4. The function of the Prime Agricultural Area is to protect and promote agricultural uses and support the conservation of agriculturally productive soils and lands.

3.3.9 Rural Lands, which are shown on Schedule C4, are comprised of lands outside of the Urban Growth Area generally coinciding with those lands which demonstrate a lower capability for agriculture and contain extensive lot fragmentation. The function of the Rural Lands is to protect the open rural character and rural lifestyle of the countryside, protect existing agricultural uses and encourage new agricultural and rural economic development uses, as appropriate.

3.3.10 Rural Lands are an important component of the Town's land base with its open countryside, scenic vistas, built and cultural heritage landscapes, agricultural activities and interrelationships with Villages and Hamlets.

3.4 Rural Community Context

3.4.1 Caledon's Villages and Hamlets serve the local community and support the surrounding Agricultural and Rural Areas. Together, Villages, Hamlets and the Rural Employment Centre of Sandhill form the "Rural Community Context", shown on Schedule A1.

3.4.2 Generally, only limited intensification and infill growth is anticipated in the Villages and Hamlets.

3.4.3 Within the Town's Rural Community Context, the Town will explore opportunities:

a) To improve existing parks and open spaces,
b) For the adaptive reuse of these spaces;
c) For the expansion of existing recreation amenities serving parks and open space areas.

Villages

a) Alton
b) Belfountain
c) Caledon Village
d) Inglewood
e) Mono Mills
f) Palgrave
g) Cheltenham
h) Victoria

Hamlets

a) Albion
b) Campbell's Cross
c) Cataract
d) Claude
e) Melville
f) Mono Road
g) Terra Cotta
h) Wildfield

3.5 Urban Community Context

3.5.1 The Urban Boundary is shown on Schedule A1. The components that form the Urban Boundary include the Urban Community Context and the Employment Lands Context, excluding the Future Strategic Employment Reserves.

3.5.2 The Urban Community Context shown on Schedule A4 includes those lands contained within the Urban Boundary. The places that form the Urban Community Context include:

a) Urban Centres;
b) Neighbourhood Centres;
c) Urban Corridors;
d) Downtown;
e) Town Centre;
f) Community Areas, and;
g) Employment Areas.

Centres

3.5.3 In the Urban Community Context there are two types of Centres: Urban Centres and Neighbourhood Centres. They will accommodate important amenities and serve as hubs for Caledon and neighbouring communities.

3.5.4 Centres will feature a balanced mix of commercial, office, and jobs, public uses and community facilities, such as libraries and cultural centres, and a variety of housing choices in types and tenure to support complete communities and active living. Because of their compact nature, travel from one side of a Centre to the other, as a pedestrian, cyclist, or transit user, is intended to be safe, fast and convenient.

3.5.5 Uses and densities in Centres will support a compact, transit-oriented environment, including a variety of residential, business and employment uses and services which support Centres as a place for people to live, work and play locally. Heights and densities will be prioritized in Centres given their proximity to planned transit.

3.5.6 Development in the Urban Community Context will fit within its existing and planned context. In existing built-up areas, infill development and uses will be sensitive to, and compatible with, its surrounding context.

3.5.7 Buildings in Centres should be designed to contribute to a sense of place. Creative and distinctive forms of building design will be encouraged.

3.5.8 Transit-oriented development will be encouraged to create focal points for community growth. Development may be prioritized in Urban Centres or in Neighbourhood Centres in consideration of higher priority transit investments.



The existing context consists of existing development as well as what is planned in the area based on the relevant Town Structure Component and land use designation.

3.5.9 Centres will prioritize climate-friendly new development, which will reduce greenhouse gas emissions and prepare for a changing climate by:

a) Supporting zero-emissions travel;
b) Reducing the emissions from new and existing buildings;
c) Supporting renewable energy and the transition to a low carbon energy system;
d) Enhancing and protect the natural environment and greenspaces; and,
e) Developing resilient communities.

Urban Centres

3.5.10 The greatest density of people and activities will be located in Urban Centres.

3.5.11 There are two Urban Centres, as shown on Schedule A1. They have been allocated the greatest density of people and jobs and the tallest building heights. The desired overall minimum density for the Urban Centres will be as follows:

a) Caledon GO Major Transit Station Area: 150 people and jobs per hectare; and
b) Mayfield West Major Transit Station Area: 160 people and jobs per hectare.

3.5.12 Planning and development applications will be evaluated to ensure they provide for an adequate level of intensity to support the role and goals of Urban Centres, as identified in this Plan. Secondary or Block Plans and implementing zoning, shall be required to ensure that the minimum densities are achieved for each of the Urban Centres.

3.5.13 Urban Centres will be based around existing and planned multi-modal transportation options and pedestrian/cycling infrastructure to support active transportation, where possible, to create complete and walkable communities.

3.5.14 New development in Centres will be designed with a high priority placed on the pedestrian, cycling and transit experience, utilizing site layout, building location and building design to reinforce convenience, comfort and safety.

What is Major Retail?

Major Retail uses are large-scale or large-format stand-alone retail stores or retail centres that have the primary purpose of commercial activities, and have a gross leasable area of 2,000 square metres or greater.

3.5.15 Urban Centres will seek opportunities to support renewable energy and low carbon energy systems such as district energy.

3.5.16 Stand alone, large format retail uses, with floorplates generally greater than 2,000 m^2, will not be permitted within Urban Centres as their form would undermine the goals of these areas for creating compact, mixed use, walkable neighbourhoods.

Built Form Policies for Centres

3

3.5.17 Built form in Centres will be comprised of compact, high-quality, low carbon and resilient buildings predominantly in the form of mid-rise buildings, and select locations for some taller buildings, where determined through a Secondary Plan or Precinct Plan process.

3.5.18 The tallest buildings in Centres will be located strategically at main intersections, along street frontages, and in proximity to transit hubs, or a combination thereof, in creating focal points for community growth.

3.5.19 Buildings will support the public realm, achieve good proportions, and limit their impact on surrounding areas including but not limited to lower scale Neighbourhoods, as well as Environmental Policy Areas, Parks and Open Spaces. Development will limit shadow and wind impacts on the pedestrian environment and the public realm in accordance with the Design Excellence Policies in Section 4.3.

3.5.20 Infill development will fit into its surrounding context to provide appropriate transition of scale to lower scale neighbourhoods.

3.5.21 Taller buildings over five storeys will be required to reduce their impact on adjacent properties and on the public realm, including on parks and open spaces, and will frame and support adjacent streets and parks in good proportion, in accordance with the Design Excellence policies of Section 4.3.

What is transition of scale?

Transition can be achieved in a variety of ways including angular planes, step backs, setbacks, and landscape buffers.

3.5.22 Variation in both site and building design will create visually interesting streetscapes and a strong sense of place along street frontages. Parking will be encouraged to be located below grade. Parking in the front yard of buildings, and stand-alone parking lots, will not be permitted.

3.5.23 In Centres, areas between buildings and existing spaces that form part of the public realm, will be designed with a diversity of comfortable, durable, animated, and beautiful places. Public places such as parks, an enhanced streetscape, and privately owned public spaces (POPS), community centres and other public open spaces that promote social and cultural opportunities will be encouraged in Centres.

What is the public realm?

The public realm is defined as the publicly owned places and spaces that belong to and are accessible by everyone. These can include municipal streets, lanes, squares, plazas, sidewalks, trails, parks, open spaces, and conservation areas.

Neighbourhood Centres

3.5.24 The minimum density for Neighbourhood Centres is 75 people and jobs per hectare. Multi-modal transportation options including pedestrian and cycling infrastructure will support active transportation and the creation of complete communities.

3.5.25 Land uses in Neighbourhood Centres will support a compact, transit-oriented environment. Residential, business and employment uses will be encouraged to locate in a mixed-use built form to support a vibrant and active public realm, including services that support Neighbourhood Centres as a places for people to live, work and play locally.

3.5.26 Neighbourhood Centres will primarily include a mix of low and mid-rise buildings. Development in Neighbourhood Centres will:

a) Have a strong street presence with a healthy and mature treescape and integration of green infrastructure features;
b) Bee designed as architectural landmarks;
c) Complement and integrate with surrounding land uses;
d) Be comprised of compact, high-quality and low carbon buildings mainly in the form of mid-rise buildings, where appropriate;
e) Be comprised of transit-oriented development;
f) Provide safe and comfortable physical linkages which integrate Neighbourhood Centres with adjacent Neighbourhoods;

g) Be designed with a high priority placed on the pedestrian, cycling and transit experience;

h) Support renewable energy and low carbon energy systems such as district energy;

i) Support infrastructure for zero emissions travel;

j) Ensure critical infrastructure and buildings are resilient to the projected climate impacts in Caledon; and,

k) Be developed in accordance with the Design Excellence policies of this Plan.

Urban Corridors

3.5.27 Urban Corridors are places for movement, living, and commerce that are intrinsically linked to the mobility systems that connect people and places. Across Caledon, Urban Corridors will vary in terms of intensity, form, and scale.

3.5.28 Built form in Urban Corridors will provide appropriate transition to lower scale residential areas through both built form variations, setbacks, step-backs, angular planes, and buffers and/or separation distances, where appropriate, to mitigate adverse impact to sensitive land uses in accordance with the land use compatibility policies in this Plan.

3.5.29 Development of the Urban Corridors will be closely linked to Major Transit Station Areas and the availability/provision of high-order transit corridors that link the Neighbourhood Centres will be prioritized for development.

Downtown

3.5.30 Downtown Bolton, shown on Schedule A1, is located at the intersection of Queen Street and King Street East and will be planned and developed in accordance with the Bolton Secondary Plan.

Town Centre (Caledon East)

3.5.31 Caledon East provides a wide range of services to the Town. Caledon East is the administrative centre for the Town, and a location of major educational, recreational and commercial facilities and is to be planned and developed in accordance with the Caledon East Secondary Plan policies in Volume 2 of this Plan.

3.5.32 Growth within Caledon East will:

a) Occur in accordance with the intensification policies of this Plan;
b) Be primarily through redevelopment and small-scale intensification;
c) Comprise of built form typologies of a scale similar to the surrounding context; and
d) Be primarily through redevelopment and small-scale intensification of a significantly lower scale than Urban Centres and Neighbourhood Centres.

Community Areas

3.5.33 Community Areas shown on Schedule A4 will be planned in accordance with Section 5.7 and the Chapter 6 policies of this Plan.

3.6 Employment Lands Context

Employment Areas

3.6.1 Employment Areas are intended to reflect areas of employment, such as business parks, industrial, logistics and warehousing facilities, that form an integral part of Caledon's economy, as well as major institutional uses. Sensitive land uses such as residential uses, schools, and places of worship, will not be permitted in Employment Areas.

3.6.2 Employment Areas will accommodate accessory commercial uses, including along employment-focused corridors, to support the viability and vibrancy of the Employment Areas.

3.6.3 Employment Areas will provide an appropriate mix and range of employment uses to meet long-term needs of the Town.

3.6.4 The Town will preserve employment lands and necessary infrastructure for employment uses to ensure the Town's current and future employment needs are met.

3.6.5 Employment Areas are to be planned to achieve a minimum employment density of 24.8 jobs per hectare.

3.6.6 High-density employment uses will be directed to areas with planned transit services.

3.6.7 Planning for change in Employment Areas that are within Major Transit Station Areas will:

a) Identify specific areas for employment, accessory, institutional uses, transition areas, and mixed-use areas; and,

b) Recognize the wide range of employment uses throughout the Town and the unique locational requirements necessary for their success.

Brampton Airport

3.6.8 The role of the Brampton Airport is an important land use planning component in terms of its current and potential future economic development.

3.6.9 The development of lands in proximity to the Brampton Airport will be evaluated and managed to ensure they are compatible with its function and to avoid adverse impact on sensitive land uses due to airport-related operations. The Town will ensure that development adjacent to the airport is compatible with airport operations. The Town will not permit land uses which may cause potential aviation safety hazards.

Future Strategic Employment Area

3.6.10 Future Strategic Employment Areas, which are conceptually shown in Schedule A2, will be strategically located in areas adjacent to or in the vicinity of future goods movement transportation corridors and transit infrastructure.

3.6.11 The Town will identify and protect Future Strategic Employment Areas beyond the horizon of this Plan, for comprehensive study and assessment with respect to long-term planning for employment needs adjacent to or in the vicinity of future transportation infrastructure.

3.6.12 The Region's Urban Boundary may only be expanded to include Future Strategic Employment Areas only through an Official Plan Amendment and Municipal Comprehensive Review initiated by the Region.

3.6.13 In keeping with the long-term strategic intent of these Future Strategic Employment Areas for employment uses, a settlement expansion of Sandhill for dry industrial uses that do not require extension of municipal services in strategic locations within the Future Strategic Employment Area will be permitted based on the results of an assessment undertaken by the Town in consultation with the Region. The assessment will address the requirements of Section 5.5.9 of the Region's Official Plan, excluding those related to servicing, and other technical matters as may be determined by the Region and the Town, including a demonstration of the need for additional land to be designated and the assessment of environmental, transportation, financial and agricultural impacts.

3.6.14 The Future Strategic Employment Area Reserves, shown on Schedule A2, protects key future Employment Areas adjacent to or in the vicinity of goods movement transportation and transit infrastructure for employment uses beyond the planning horizon of this Plan.

3.6.15 The Town will promote Green Development by reducing development charge fees for incorporating Green Development design for buildings within the Future Strategic Employment Areas.

Provincially Significant Employment Zone

3.6.16 A Provincially Significant Employment Zone shown on Schedule A2, represents a strategic employment area that plays a role in the long-term economic health and prosperity across Ontario. Due to the importance of these areas to the local and provincial economy, the Province has established a framework to protect the Provincially Significant Employment Zones and ensure that they remain as strong economic generators for years to come.

3.6.17 The Town recognizes the importance of the Provincially Significant Employment Zone and will ensure that the employment uses on these lands are continued and protected over the long-term.

3.7 Mobility Network

3.7.1 The Town's Mobility Network consists of the existing and proposed street network, transit, cycling, pedestrian, trucking, rail, and air facilities. The Mobility Network plays a major role in shaping and supporting the form, character and growth of the Town.

3.7.2 The Mobility Network consists of the following structural components as shown on Schedule G1:

a) Major Transit Station Areas - Major Transit Station Areas are areas which surround existing or planned high-order transit stations within Urban Centres.

b) Protected Transportation Corridor - The Protected Transportation Corridor represents the preferred route of the GTA West Transportation Corridor and is protected under direction of the Province. It is anticipated that higher order transit that operates in partially or completely dedicated rights-of-way, outside of mixed traffic, will be planned within and along this corridor.

c) Provincial Highway - Highways are primary movement corridors for local and regional traffic.

d) Major Roads - Major Roads include Town arterial and collector roads, together with Regional Roads which operate as primary movement corridors for people and goods.

e) Active Transportation Routes - Existing Active Transportation Routes includes trails which serve both a recreational and mobility function for the Town.

f) Rail - Rail operations include passenger service via GO Transit and goods movement via CN Rail.

g) Brampton Airport - Provides transportation connection for residents in the local and surrounding areas.

3.7.3 The Town and Region will endeavour to create a comprehensive transportation system consisting of all modes and their related elements which is accessible to all residents and visitors of the Town. As warranted a comprehensive set of specific programs will be created to support each of the strategic elements that will contribute towards the sustainability and economic vitality of the Town.

3.7.4 The Town and Region will promote a Mobility Network and infrastructure that encourages and supports active transportation throughout the Town, for people of all ages and abilities, by:

a) Providing safe and accessible active transportation routes to workplaces, schools, community infrastructure including community centres, parks, trails and open space, transit and other important community destinations;

b) Maximizing connections within the street network, pedestrian walkways, cycling infrastructure, open spaces and natural areas;

c) Prioritizing the inclusion of sidewalks, dedicated crossings and adequate sidewalk width in the design of all streets;

d) Reducing barriers by providing grade-separated crossings of controlled access highways and rail lines where warranted;

e) Focusing on improvements to connections and conditions in areas of high need, including areas with physical barriers; difficult topography or substantial changes in grade; areas travelled frequently by vulnerable users, including people with disabilities, youth and seniors; and around mobility hubs, transit stations or other locations with significant pedestrian volume or activity; and,

f) Developing policies, plans and guidelines to implement pedestrian and cyclist priorities and Complete Streets

g) Consideration for innovative forms of low carbon transportation and zero emissions transportation infrastructure such as e-bikes.

3.7.5 The Mobility Network will be accessible and inclusive of the needs of people with disabilities and older adults by:

a) Ensuring that new transit facilities and vehicles are accessible;
b) Providing off-street accessible spaces;
c) Introducing specialized services throughout the transit system;
d) Making existing transit infrastructure more accessible over time; and,
e) Prioritizing accessibility in design and decision making.

Major Transit Station Areas

3.7.6 Major Transit Station Areas are defined in the Region's Official Plan as the area around high-order transit stations and major bus depots within urban cores. These areas provide opportunities for focusing intensification and higher-density residential, commercial and employment uses that will contribute to the viability of transit services and the creation of complete communities by providing housing diversity, convenient access to jobs, local services and public transportation.

What is a Major Transit Station Area?

Major Transit Station Areas include the area around any existing or planned higher order transit station or stop within a settlement area; or the area including and around a major bus depot in an urban core. Major transit station areas generally are defined as the area within an approximate 500 to 800 metre radius of a transit station, representing about a 10-minute walk.

Protected Transportation Corridor

3.7.7 The Town will cooperate with the Province, Region, and other neighbouring municipalities to undertake appropriate measures to identify, protect and expedite the planning for the GTA West Transportation Corridor.

Highways and Major Streets

3.7.8 Caledon's road network consists of Town roads, Regional roads, and Provincial highways. The Town will work with appropriate jurisdictions to ensure the Town's road network is geared to respond to the changing urban development patterns and travel demands. The role and function of each element of the road system should be well-defined within an effective road classification system to support the provision of an efficient, safe and accessible road network with adequate capacity for both passengers and goods movement.

Rail

3.7.9 The Town recognizes the importance of rail infrastructure for its role in long-term economic growth.

3.8 Managing Growth

Vision

The Growth Management Strategy in this Section forms the basis for all land use planning and development decisions in the Town of Caledon. It implements Provincial and Regional policy direction on where and how to grow. It also encourages and supports growth that is aligned with Official Plan goals and objectives and the Town's overall vision for Caledon.

What is Growth Management?

Growth Management includes strategies and tools to help guide the type, intensity, location and timing of new development.

Objectives

3.8.1 Strategically and effectively managing growth pressure is critical to the Town's social, environmental, and financial sustainability and ultimately, it's continued success. Growth management is a vital tool in helping to make Caledon a more complete and resilient community that can minimize its impact on and adapt to the impacts of climate change.

3.8.2 The Growth Management Strategy works with and supports other components of the Official Plan to ensure appropriate levels of growth are directed to locations where it can be accommodated over the long-term. This includes consideration of land use compatibility, community impacts and benefits, and the optimal use of infrastructure such as community services and facilities, transit, water, and wastewater.

What is urban growth and development?

Development on lands where a broader range of land uses and higher densities can be supported by full municipal water and waster servicing systems.

Planning for Growth

3.8.3 The following policies are intended to:

a) Encourage and support development that will assist in making Caledon and its Settlement Areas complete communities in accordance with Town Structure, Land Use and other Official Plan policies;

b) Direct appropriate levels of intensification to locations where it can be suitably accommodated in accordance with the Town's Design Guidelines and Sections 4.3 of the Plan; and,

c) Ensure that greenfield growth is compact and strategically planned to make efficient use of infrastructure.

d) Complements the Town's climate change objectives of building diverse communities with low carbon buildings and transportation systems and are resilient to the increasing challenges of extreme weather.

3.8.4 Population, household and employment forecasts, as shown in Table 1: Growth Forecasts, will be monitored, extended, and revised through future comprehensive reviews of this Plan. They will also be used to guide policy, land use and infrastructure decision making within the planning horizon of this Plan.

Forecast Type	***2051 Forecast***
Population	300,000
Households	90,000
Employment	125,000

Table: 1: Growth Forecasts

3.8.5 Growth management performance targets for Caledon conform to those identified in the Region's Official Plan. These targets include:

a) The minimum intensification target applicable to Caledon's Delineated Built-up Area;

b) The minimum greenfield density target applicable to much of Caledon's Designated Greenfield Area;

c) The minimum Employment Areas density target applicable to Caledon's Regionally designated Employment Areas; and,

d) The minimum Major Transit Station Area density targets applicable to Caledon's Major Transit Station Areas.

e) Minimum Strategic Growth Area density targets which will also apply to Caledon should they be identified in future.

3.8.6 The Town will continue to work with community organizations, development partners and government partners, including the Region, to increase and diversify Caledon's housing supply through the policies of this Plan. The Town will:

a) Enable and encourage modest intensification, subject to Design Guidelines, in existing Neighbourhoods through infill, additions and expansions;

b) Enable and encourage a wide range of higher-density housing types and residential mixed-use development within Major Transit Station Areas, Centres and Corridors; and,

c) Comprehensive planning and coordinated development in Designated Greenfield Areas.

Allocations

3.8.7 Urban growth will be directed to appropriate opportunities within Caledon's Community and Employment Areas. Such growth opportunities will be prioritized according to the following order of precedence:

a) The Delineated Built-up Area;

b) Major Transit Station Areas; and,

c) The Designated Greenfield Area.

3.8.8 Growth will be limited in Villages and Hamlets 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. Growth will be limited in the Palgrave Estates Residential Community.

3.8.9 Rural Settlements may accommodate minor growth through infill, subject to the policies of this Plan.

3.8.10 Growth will not be directed outside of Settlement Areas; however, limited development may be permitted, subject to the policies of this Plan.

What are Rural Settlements?

Rural Settlements are existing hamlets or similar existing small settlement areas that are long-established and identified in official plans. These communities are serviced by individual private on-site water and/or private wastewater systems, contain a limited amount of undeveloped lands that are designated for development and are subject to official plan policies that limit growth (A Place to Grow).

3.8.11 The Town-wide forecasts have been allocated based on the Plan's principles, strategic direction and goals to the settlement categories, specific settlements, and land areas as shown in Table 2. The allocations provide a reference for guiding servicing and infrastructure planning, monitoring population and employment growth, and to establish land area requirements.

Area	*2051 Population*
Employment and Community Lands	162,800
Bolton	32,470
Caledon East	9,310
Mayfield West	38,340
Villages and Hamlets	8,860
Palgrave Estate	8,360

Table 2

3.8.12 Growth in Caledon Village is subject to the implementation of a Village Secondary Plan and Rehabilitation Master Plan.

3.8.13 Residential growth is discouraged in Sandhill, Tullamore and Victoria.

Intensification

3.8.14 Modest forms of Intensification are permitted in all areas of the Town Structure where development is permitted, considering the availability of appropriate Infrastructure and subject to the policies of this Plan.

Intensification

The development of a property, site, or area at a higher density than currently exists through redevelopment, including the reuse of brownfield sites; the development of vacant or underutilized lots within previously developed areas; infill development; and the expansion or conversion of existing buildings (PPS, 2020).

3.8.15 Intensification may occur in a variety of built forms and scale, that are appropriate to their local and planned context. The Caledon Official Plan facilitates and promotes a wide range of forms of intensification, including infill of vacant and underutilized lots, redevelopment at higher densities, use of additional residential units, adaptive re-use, and development on former industrial and commercial sites, including brownfield sites.

3.8.16 The Town may initiate a study exploring opportunities to leverage air-rights and mixed-use development opportunities above Town infrastructure and facilities where appropriate, including the co-location of housing above Town facilities such as libraries and other community centres. The public / institutional viability and function of any such infrastructure facilities is to be protected should this intensification approach be applied in future.

3.8.17 Town infrastructure and public service facilities will be proactively planned, prioritized, and budgeted for, to support intensification, in accordance with the policies of this Plan.

3.8.18 Intensification will be a key tool to achieve the Town's greenhouse gas emissions reduction targets through efficiency improvements in land use, transportation, and energy efficiency by:

a) Increasing opportunities for district heating and cooling and renewable energy;
b) Building transit-oriented communities and supporting opportunities for forms of zero emissions transportation;
c) Protecting encroachments within the Natural Heritage System and further prime agricultural lands; and,
d) Improving building efficiency and reducing building material lifecycle greenhouse gas emissions.

3.8.19 In addition to residential intensification, compatible employment uses that represent a greater intensity of use and create jobs within Caledon will also be encouraged, subject to the policies of this Plan. Where permitted, some forms of mixed-use development will include commercial and/or institutional uses and associated employment.

3.8.20 Intensification is generally encouraged and supported throughout the Delineated Built-up Area to capitalize on existing and planned infrastructure investments. This will result in compact mixed-use communities with convenient access to more activity, destinations, and services, while enabling Caledon to achieve the Intensification Target.

3.8.21 The Delineated Built-up Area generally represents the limits of the developed urban area at the time the Growth Plan came into effect in 2006.

3.8.22 Lands within the Delineated Built-up Area are to be zoned, and development will be designed in a manner that supports the achievement of complete communities.

3.8.23 By the year 2051, Caledon will achieve a minimum of 5% of all new residential development within the Town's Delineated Built-up Area, as shown on Schedule A2.

3.8.24 The Town may review areas within Centres and along Corridors within the Delineated Built-up Area as priorities for intensification.

Designated Greenfield Areas

3.8.25 Development within the Designated Greenfield Area as shown on Schedule A2 will be planned to support the Town's complete communities objectives and policies. This will include ensuring that development within the Designated Greenfield Area creates high-quality public open spaces with site design and urban design standards that support opportunities for transit, walking and cycling.

3.8.26 Development within the Designated Greenfield Area will be designed to meet or exceed the minimum overall density of 67.5 people and jobs per hectare.

Designated Greenfield Areas are lands within settlement areas (not including rural settlements) but outside of delineated built-up areas that have been designated in an official plan for development and are required to accommodate forecasted growth to the horizon of this Plan.

3.8.27 Greenfield density targets will be measured over the Town's Designated Greenfield Area, excluding the following:

a) Natural heritage features and areas, natural heritage systems and flood plains, provided development is prohibited in these areas;
b) Rights-of-way for electricity transmission lines and energy transmission pipelines;
c) Freeways, as defined by and mapped as part of the Ontario Road Network;
d) Railways;
e) Employment Areas designated by the Region; and,
f) Cemeteries.

3.8.28 The Town will work with the Region to monitor and report regularly on the pattern and amount of residential and employment development and density occurring within the Designated Greenfield Area.

Employment

3.8.29 High-density employment uses such as major office and major institutional development will be directed to areas with existing or planned high-order transit service.

3.8.30 Caledon will protect and support Employment Areas identified in the Region's Official Plan for employment uses. The identification of opportunities to convert lands within Regionally identified Employment Areas to non-employment uses will only occur through a municipal comprehensive review, subject to the policies of the Region's Official Plan.

3.8.31 Caledon supports the intensification of Employment Areas with compatible employment uses in accordance with the land use compatibility policies of this Plan.

3.8.32 Caledon will work with the Region to monitor the supply of employment lands and employment lands within employment areas on an annual basis to determine if an adequate supply exists to accommodate the employment forecast.

Employment Areas are areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities

Major Transit Station Areas

3.8.33 Each Major Transit Station Area is unique with its own growth potential. The Town will study potential Major Transit Station Areas in accordance with the policies of the Region's Official Plan and the implementation policies of this Plan based on local context and conditions to facilitate intensification. In addition, the following will apply:

a) Where Employment Areas are also within or overlap with a Major Transit Station Area, the Town will initiate a study, in accordance with the Region's Official Plan, to support the integration of Employment Areas with non-employment uses to develop vibrant, mixed-use areas, and innovation hubs.

b) Where a Town-initiated study of a Major Transit Station Area has not been completed and approved by way of an amendment to the Caledon Official Plan, the Town may require the coordination of development applications by way of a Secondary Plan, Block Plan or other similar approaches to ensure an orderly, coordinated, and phased approach to the provision of infrastructure prior to or coincident with development.

3.8.34 Development of the highest mass and densities will be located within Major Transit Station Areas and along corridors with existing or planned transit service.

Settlement Area Expansion

3.8.35 The identification of new or expanded Settlement Areas or Settlement Area adjustments will only occur in accordance with the policies of Region's Official Plan. The identification of new or expanded Settlement Area will generally only occur as part of a Region's Municipal Comprehensive Review.

Chapter 4
Planning for Prosperity:
Town-Wide Policies

4.1 Planning for Climate Change

Vision

Planning for climate change is at the forefront of every land use planning decision made in the Town of Caledon. The Town faces increasing levels of impact and risk from climate change including higher potential for floods and droughts, unpredictable growing seasons, extreme weather events and flooding, and significant changes in the balance of animal and plant Natural Heritage Systems.

The Town will be prepared for and be resilient to the impacts of climate change, able to respond to extreme weather and changing climate patterns. Among other things, flooding risk will be reduced by using better management of stormwater, extreme heat will be combatted through planting and maintaining urban forests, and improved emergency management planning will prepare the Town for significant weather events. Residents of the Town will have access to sustainable mobility options for travelling within and to/from Caledon, including walking, cycling, public transit, and electric vehicles. Caledon's energy infrastructure will be diversified, and new communities and buildings are low carbon and resilient to climate impacts. Through investment in sustainable initiatives in Caledon, such as building energy retrofits, the Town's economy will flourish. The community is healthier, safer, and more equitable, due to reduced air and noise pollution, increased walkability, and establishment of complete communities and 15-minute neighbourhoods across the Town's settlement areas.

Resilient Caledon is the Town's community climate change action plan. The Plan contains over 60 actions to prepare for the local impacts of climate change (i.e., flooding and extreme heat) and achieve the following greenhouse gas (GHG) reduction targets:

- 2030: Reduce GHG emissions 36% below 2016 levels
- 2050: Reach net-zero GHG emissions

Objectives

4.1.1 Planning for climate change in Caledon will:

a) Recognize that land use development actions contribute to local and surrounding impacts of climate change.

b) Respond to the Town's declared climate change emergency by prioritizing climate change mitigation and adaptation and adapting as a core objective of land-use planning in Caledon.

c) Take a holistic approach that considers land use, transportation, building standards, public health, energy, the economy, natural systems and social equity and responsibility.

d) Seek intensification of existing communities in the urban area (and gentle intensification where appropriate in the rural area) and allowing for transit-oriented and walkable communities, decentralized energy systems and the preservation of natural and agricultural lands as carbon sinks.

e) Consider existing community priorities around public health, fiscal responsibility, self-reliance, economic prosperity, resilience, inclusiveness, and a healthy rural environment.

f) Actively engage citizens, households, businesses, and community groups to ensure the implementation of energy, emissions, and adaptation actions.

g) Ensure that climate actions address the risks and share the costs and benefits of actions throughout the municipality while considering differing access to services, household incomes, economic opportunities, infrastructure investment, etc.

h) Be based on evidence-based modelling and assumptions that are measurable, independently verifiable, and subject to regular monitoring and reporting, as described in Sections 4.1.20 and 4.1.21 of this Plan.

i) Achieve the following targets identified in the Resilient Caledon plan:

   i) Reduction in annual net greenhouse gas emissions in the Town of Caledon by 36% by 2030 and reach net zero emissions by 2050.

   ii) All new residential and commercial buildings being net-zero by 2030, and all existing buildings being retrofitted for increased efficiency by 2040.

j) Increase access to safe, accessible and attractive complete streets, that promote walking and cycling opportunities and transit options, and expand incentives for the use of zero-emissions vehicles and infrastructure.

k) Achieve, where appropriate, "15-minute" neighbourhoods and communities, where people can live, access amenities, and work locally.

l) Reduce, remove, or mitigate the impacts of climate change that pose a threat to buildings, infrastructure, natural systems, safety, and the wellbeing of Caledon's residents.

Net-Zero by 2050

Net-zero refers to a state in which the greenhouse gas emissions amount to zero when considering carbon offsets like renewable energy production. For example, a net-zero community could be one that balances GHGs from buildings and transportation with solar electricity generation.

m) The Town will be a leader in climate action planning when planning for public projects, and infrastructure investments.

General Policies

4.1.2 The Town will employ a "climate change lens" in its consideration of planning applications, policy decisions, asset management planning and capital projects, including all maintenance and new development of transportation, stormwater, parks, open space, energy, and technology systems and infrastructure Considerations under this lens may include:

a) Impacts of the decision on reducing greenhouse gas emissions and improving air quality;
b) Reducing potential risk from extreme weather and supporting recovery from climate change related disruptions and impacts;
c) Promotion of a low carbon transportation system including active transportation, transit and low or zero emission vehicles;
d) Promoting compact built form and efforts to limit the dispersal of new development and travel times between housing, employment, and amenities and services;
e) Development of and use of green infrastructure and low-impact development;
f) Promoting sustainable building and urban design within new and existing development;
g) Maximizing energy efficiency and conservation, including the positive effects of vegetation on mitigating climate change;
h) Maximizing opportunities for the use of renewable and alternative energy sources and systems;
i) Identifying and mitigating existing and anticipated hazards which may be compounded or aggravated by climate change, including susceptibility to impacts from extreme weather, including flooding, heat waves, freeze-thaw cycles, wildfires, and storms;
j) Identification of natural heritage features that have become more sensitive to development pressures due to climate change; and,
k) Aligning with the climate adaptation and mitigation requirements of Infrastructure Canada's Investing in Canada Infrastructure Program, as amended.

15-Minute Neighbourhoods

15-Minute Neighbourhoods, also known as complete communities, are communities where residents should be able to access their basic needs of food, healthcare, work, green space, within a 15-minute commute from their home.

Source: DeSandoli, E. (2021). Complete Streets and the 15-Minute City. Centre for Active Transportation.

Mitigation Planning and Action

4.1.3 The Town will establish policies and undertake programs to support its greenhouse gas reduction targets by 2030 and 2050 and will not exceed its carbon budget of 7.9MtCO2e, as established in the Resilient Caledon Plan.

4.1.4 The Town will work with the Region of Peel, the Province and other senior levels of government, the City of Brampton and other adjacent municipalities, agencies to improve access to public transit, increase the use of carpooling and car sharing services, and other Transportation Demand Management measures to reduce overall greenhouse gas emissions.

4.1.5 The Town will support efforts by the Region of Peel to meet its solid waste diversion target of 75% by 2034 in order to reduce greenhouse gas emissions from landfills.

4.1.6 The Town will establish a program or programs to incentivize the following changes in privately-owned buildings in the Town:

a) The transition of building heating methods from fossil-fuel-based (such as natural gas or oil) to electricity-based (such as hydronic radiant heating or heat pumps); and,

b) The retrofit of existing buildings to improve energy efficiency through improved insulation, air sealing, or other methods.

4.1.7 The Town may consider partnering with local utilities to establish a low carbon thermal energy regime, develop microgrids, and incentivize the development of rooftop and ground-mounted photovoltaic solar generation on private properties.

4.1.8 At a minimum of every five years, the Town will review and, if necessary, update its targets based on recommendations from the Region of Peel, the Province of Ontario, the Government of Canada, the Intergovernmental Panel on Climate Change and the scientific community.

4.1.9 The Town will review and update its Resilient Caledon Community Climate Change Action Plan every ten years, with a mid-point review every five years.

Adaptation Planning and Action

4.1.10 To avoid, reduce, or mitigate the impacts of climate change, the Town will:

a) Promote development and land use patterns that conserve and enhance biodiversity;

b) Consider the impacts of a changing climate, as identified through the Town's Risk and Vulnerability Assessment, when making land use planning decisions;

c) Promote and protect green infrastructure and Low Impact Development that help to increase resilience to climate impacts;

d) Identify areas, buildings, and infrastructure which are at risk of damage from the impacts of climate change, and establish strategies to mitigate or eliminate their vulnerabilities;

e) Update emergency planning procedures to respond to anticipated extreme events; and,

f) Prioritize actions to reduce the impacts of climate change on vulnerable populations.

g) Undertake action to reduce the heat island effect, including but not limited to protecting and enhancing the urban forest and encourage light coloured roofs.

Vulnerable populations (such as older adults and young persons) can have limited capacity to respond to or prepare for the impacts of climate hazards, or who live in locations which are particularly vulnerable to climate change hazards (such as a floodplain).

Green Development Standards

4.1.11 The Town will prepare and implement Green Development Standards, guidelines and by-laws, including establishing zero emission building standards, as part of the development application review process and submission requirements; and at a minimum of every 5 years the Green Development Standards will be updated. These Standards, guidelines and by-laws, are intended to support sustainable site design for development and redevelopment on public and private property, which will further enhance greenhouse gas emissions reduction, resiliency, the natural heritage, economic vitality, cultural heritage and social aspects of the Town.

4.1.12 The Green Development Standards will encourage all new development to exceed the energy performance criteria of the Ontario Building Code.

4.1.13 The Green Development Standards may include, but not be limited to, thematic areas such as:

a) green infrastructure including green and/or cool roof requirements;
b) building standards;
c) greenhouse gas emissions;
d) active transportation;
e) parking;
f) zero emissions vehicle infrastructure;
g) natural heritage;
h) materials and waste;
i) water use and energy use; and,
j) measures for climate change adaptation.

4.1.14 The Town may explore a Green Roof by-law requiring green or blue roofs on new commercial, institutional and residential development. This by-law may establish minimum gross floor areas of new buildings including additions. This by-law will consider exemptions for sites that include rooftop solar on a proportion of the roof.

4.1.15 The Town will prepare Green Development Standard performance checklists. Such checklists will be used in the development review process to assess the level at which new development and redevelopment achieve the Green Development Standards and other climate change objectives.

Corporate Climate Action

4.1.16 In its next Corporate Greenhouse Gas Reduction Framework update, the Town will work towards updating its actions and targets to achieve zero emissions and look for opportunities to use renewable energy in its corporate operations by 2040.

4.1.17 The Town will endeavour to establish zero emission corporate building standards.

4.1.18 The Town will support climate adaptation and mitigation strategies including, but not limited to the Corporate Greenhouse Gas Reduction Framework, Stormwater Management Master Plan, Asset Management Plan, Parks and Recreation Master Plan, Transportation Master Plan and Peel Vulnerability Studies.

4.1.19 The Town will explore opportunities to enhance its green procurement policies to account for the GHG emissions and

climate related risks associated with the products or services provided to the Town.

Monitoring and Reporting

4.1.20 The Town will establish, monitor, and report on relevant climate action indicators from the Resilient Caledon Climate Change Action Plan and will update these Official Plan policies periodically, based on performance.

4.1.21 The Town will monitor and identify key performance indicators, to assess how well it is doing in meeting its targets including, but not limited:

a) Resilient Caledon Climate Change Action Plan-related investment

b) The reliability and cost of diverse energy, water, and transportation services available to Caledon's residents and businesses; and,

c) Energy and water use, and greenhouse gas emissions in the Town.

Emergency Preparedness

4.1.22 The Town will work with the Province, adjacent municipalities, Conservation Authorities, and other partners to prepare for climate change impacts by requiring and updating Emergency Management Plans based on best practices and updated climate change projections associated with health and safety, infrastructure security, coordination of emergency services and emergency evacuation routes.

4.1.23 The Town will work with adjacent municipalities, Conservation Authorities and other partners to develop tools and strategies to address impacts on infrastructure and hazard land management resulting from the effects of climate change.

4.1.24 The Town will, upon receipt of revised flood plain mapping from the Conservation Authorities conduct the necessary studies to determine the appropriate approach to mitigating flood risk. Study findings may indicate the need to undertake

area-specific remediation works and changes in land use designations.

4.2 Creating Economic Opportunities

Vision

The Town is well-positioned to capitalise on the strong pattern of growth, particularly the innovation sector, that is predicted for the Region especially in the targeted employment spheres such as advanced manufacturing, agriculture (including value-added agri-business), tourism (including arts and culture) and the creative economy.

The strategic location of the Town within the Greater Toronto Hamilton Area benefits from its access to extensive regional transportation infrastructure, future greenfield development opportunities and the availability of a skilled workforce. This provides the catalyst to create an urban environment that offers considerable appeal to future investors, workers, and visitors to the Town.

The Town will support the local economy by facilitating a sustainable, environmentally sound and diverse local economy; managing municipal finances and assets; embracing effective and inclusive participation, representation, and leadership.

Objectives

4.2.1 The Town will promote a vibrant economy by:

a) Supporting business by attracting a talented labour force and investment;
b) Generating opportunities and provide support to residents, entrepreneurs, and investors to grow a diverse and resilient low carbon economy;
c) Growing a diverse economy by welcoming services and technologies responsive to the impacts of and solutions to climate change;
d) Promoting Agri-tourism, cultural and recreation opportunities
e) Encouraging modest intensification within existing employment areas to expand economic diversification;
f) Expanding and enhancing the land base to accommodate employment type development;
g) Consistently strive to streamline and improve processes and application processing timelines to support development;

h) Supporting business growth areas to create productive and desirable places;

i) Supporting a connected and multimodal transportation system within the Town and Region to help provide employment opportunities and encourage ongoing investment;

j) Seeking out opportunities to promote and support broadband capabilities throughout the Town;

k) Supporting, and promote tourism opportunities;

l) Supporting the local food economy through a range of activities and amenities including investment in value-added food processing, local distribution, consumption, and disposal;

m) Permitting On-Farm diversified uses to support agri-tourism and agri-business opportunities;

n) Promoting economic development opportunities to support a low carbon energy transition; and

o) Encouraging innovation to reduce employment areas carbon footprint and ensure resilience to extreme weather.

4.2.2 The Town will protect Agricultural Lands and ensure that the Agricultural Sector continues to thrive while the Town grows by:

a) Establishing an Agricultural Land Reserve land use designation;

b) Promoting urban agriculture in the urban community context specifically in residential areas and public spaces between structures; and

c) Supporting commerce activity in the rural area including farm roadside sales, and tourism supportive uses in hamlets, villages and settlement areas.

Areas adjacent to the urban boundary which is given a special land use zone in which agriculture is viewed as the priority use and non-farm uses are discouraged.

4.2.3 To ensure that development, placemaking and public infrastructure is designed to support a vibrant local economy and competitive business environment, the Town will:

a) Support innovative business models and operations;

b) Enable growth of new and emerging sectors in Caledon's employment areas;

c) Require placemaking design initiatives through public realm, infrastructure, and development projects;

d) Require access and visibility for businesses located adjacent to the construction of major infrastructure projects;

e) Adapt public infrastructure to respond to disruptive change;

f) Encourage innovative servicing solutions that support growth, reduce carbon emissions and phasing of employment areas; and

g) Enable business and development to integrate with transit facilities.

4.2.4 The Town will promote the attraction and retention of a highly skilled and talented workforce by:

a) Leveraging industry partnerships to increase collaboration and investment for business growth and retention.

b) Providing pedestrian and cycling connections, amenities, and facilities to support employees in employment areas.

c) Partnering with senior levels of governments and organizations to attract and address barriers to talent attraction.

4.2.5 The Town will attract entrepreneurs and investors by generating opportunities for a growing, diverse, and resilient economy by:

a) Supporting opportunities for local economic and community resilience through development, revitalization, and renewal.

b) Prioritizing business sectors such as advanced manufacturing, agriculture (including value added Agri business), tourism (including tourist related service industries), arts and culture and the innovation, technology and creative industry sectors.

c) Partnering with local organizations to develop community economic development opportunities.

d) Aligning resources and partnering with business improvement areas and local business organizations to attract, retain and expand local businesses.

e) Advocating for the expansion of a reliable broadband network including the rural area context.

f) Encouraging entrepreneurial opportunities by supporting flexible and non-traditional workplace locations.

4.2.6 The Town will improve the transportation system to attract investment and to provide access to businesses throughout the Region by collaborating with regional partners and senior levels of government to plan and invest in transportation infrastructure and services in support of an integrated regional and provincial economy.

4.2.7 The Town will create a diverse economy by encouraging services and technologies responsive to the impacts of climate change by:

a) Addressing individual and community capacity to act on climate change.

b) Expanding community relationships to build awareness of actions that residents and businesses can take on climate change.

c) Supporting innovation and private investment in industries and businesses that promote solutions to climate change or have low carbon operations.

d) Supporting businesses to become climate resilient and achieve emissions-neutral operations and transportation.

e) Collaborating with regional partners to advocate for climate-resilient businesses.

4.2.8 The Town will strive to grow innovative employment opportunities by:

a) Identifying, by way of a comprehensive study, Eco-business Zones and passing an implementation By-law;

b) Directing Caledon's employment growth to Eco-Business Zones;

c) Targeting technology and innovation sector employment to locate within Eco-Business Zone areas;

d) Creating agglomeration opportunities that support Eco-Business Zones as high-density employment areas that attract provincially, nationally and/or internationally significant employment uses;

e) Support strategic and collaborative economic development partnerships within the Eco-Business Zone areas locally and in the wider community;

f) Supporting existing industrial uses, recognizing their contribution to the Town's overall employment, and carbon footprint reduction and waste management services

4.2.9 The Town will support an increasingly diverse and entrepreneurial knowledge economy by:

a) Collaborating to attract investment from sectors that require highly skilled and creative workers;

b) Facilitating opportunities for short-term and temporary use of commercial spaces through programs and zoning flexibility; and,

c) Encouraging data, technology, and social innovation to foster creativity and productivity.

4.2.10 The Town will collaborate and promote partnerships that develop regional opportunities for growth and investment for its employment areas as shown on Schedule B1 and A4. The Town will:

a) Work with the Region, organizations and the business sectors to attract a broad range of economic investment to the Region.

b) Collaborate with the Region to maximize the potential economic benefit of the Brampton Airport employment area.

Promoting Employment Areas

4.2.11 The Town will:

a) Designate and protect lands for all types of industry including dry, heavy, general, prestige industrial designations;

b) Ensure infrastructure and services required for the development of Employment Areas will facilitate and support to meet the Town's and Region's employment forecasts for this planning horizon;

c) Promote sustainable development of Employment Areas;

d) Ensure higher density employment such as office development occurs in Major Transit Station Areas, nodes, corridors and in other areas where there is a supportive transportation network;

e) Ensure land use compatibility between employment uses and sensitive uses to promote the long-term sustainability of employment lands;

f) Plan for, protect and preserve, Employment Areas for employment uses;

g) Ensure planned transit service investment is made within current and planned Employment Areas;

h) Collaborate to enhance access to affordable broadband internet infrastructure in Employment Areas and in other areas of the Town;

i) Provide for a diverse range of employment opportunities near the Brampton Airport, 400 series highways, rail corridors and planned transit corridors;

j) Work with the Region and the other local municipalities in developing, maintaining, and implementing a coordinated regional employment strategy; and

k) Guide Employment Areas development to prioritize mitigation and adapting to climate change.

4.2.12 The Town will require a diverse range of employment uses to help achieve the projected forecasts and to accommodate a variety of employment uses as locational and market trends require.

4.2.13 Major facilities and sensitive land uses will be planned and developed to avoid, or if avoidance is not possible, to minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety.

4.2.14 To ensure the long-term operational and economic viability of major facilities is minimized, major facilities and sensitive land uses will be planned in accordance with provincial guidelines, standards and procedures not located inappropriately close to one another.

4.2.15 Where avoidance is not possible, the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment will be protected by ensuring that the planning and development of any proposed adjacent sensitive land uses are only permitted if the following are demonstrated in accordance with provincial guidelines, standards and procedures:

a) There is an identified need for the proposed use;

b) Alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;

c) Adverse effects to the proposed sensitive land use are minimized and mitigated; and

d) Potential impacts to industrial, manufacturing or other uses are minimized and mitigated.

Eco business means companies on their own or collectively make a positive impact on the environment by embracing sustainable business practices to reduce energy and resource costs.

4.2.16 Employment Areas will support the concept of eco business zones, to attract innovative, sustainable and complementary employment uses that are designed to be low carbon, climate resilient and provide high quality jobs.

4.2.17 The Town supports the intensification of existing Employment Areas with compatible employment uses and will:

a) Promote and facilitate intensification/infill opportunities in existing Employment Areas;
b) Explore opportunities for appropriate infill and redevelopment in mature industrial areas;
c) Work with landowners of large infill or redevelopment sites to assess interest in developing the lands and assessing feasibility of development; and,
d) Explore redevelopment opportunities on brownfield industrial sites.

4.2.18 The Town will monitor the supply of Employment Lands on an annual basis to determine if adequate supply exists to meet the forecasts for this planning horizon by:

a) Monitoring employment land absorption and employment density levels;
b) Maintaining a 10-year supply of shovel-ready Employment Area lands; and,
c) Annually monitor the Town's non-residential to residential tax assessment ratio.

4.2.19 The Town will establish Focused Policy Areas for Sector Targeted Growth by:

a) Identifying the of the Brampton Airport and the lands surrounding it to protect its flight paths and to attract the aerospace industry.
b) Assessing the academic/research campus designation in Mayfield West and seek alternative locations based on the recommendation of the Post-Secondary Feasibility Study.

4.2.20 Retail and commercial uses that are accessory to the primary employment use may be permitted in Employment

Areas and will be assessed as appropriate by the following criteria:

a) Type;
b) Size;
c) Location – strategic and accessible locations in existing and future Urban Employment Areas; and,
d) Complementary to urban employment area uses such as eating establishments, daycares, personal and health care services, small scale service-oriented business.

Provincially Significant Employment Zone

4.2.21 As areas of high economic output, provincially significant employment zones are strategically located to provide stable, reliable employment across the region. They provide opportunities to improve coordination between land use planning, economic development and infrastructure investments to support investment and job creation over the longer-term.

4.2.22 Employment Areas within Major Transit Station Areas may have the potential to support the integration of Employment Areas uses with non-employment uses to develop vibrant, mixed- use areas, and innovation hubs. Retail, residential, commercial, and non-ancillary uses may be permitted subject to the completion of a municipally initiated planning study and the implementing Town Official Plan Amendment as per the *Planning Act* to the satisfaction of Town Council and the Region.

4.2.23 In the case of a municipal comprehensive review for settlement area boundary expansions, refer to Section 5.5.7 the Region's Official Plan. In addition to the abovementioned requirement, the Town will require the following to be addressed:

a) An overall net increase to the total jobs planned for the Employment Area within the delineated boundary;
b) A zero-carbon energy and emissions plan;
c) Maintaining an employment land use designation to protect for higher density office uses;
d) How the viability of the Employment Area will be protected from the impacts of sensitive land uses, including mitigation

What is a Provincially Significant Employment Zone?

Provincially Significant Employment Zone are areas of high economic output, provincially significant employment zones are strategically located to provide stable, reliable employment across the region. They provide opportunities to improve coordination between land use planning, economic development and infrastructure investments to support investment and job creation over the longer-term.

measures and at the direction of the local municipality may also be required to contain an assessment of various environmental considerations such as impact on local airsheds;

e) Maintaining a minimum employment to population ratio across the subject lands;

f) That higher order transit is planned for the Major Transit Station Area within the planning horizon;

g) The development of complete communities and transit-supportive densities including employment uses; and,

h) Demonstrate how transit-supportive employment densities will be achieved.

Tourism

4.2.24 The Town will prepare, implement and promote a Tourism Strategy and a Town-wide Culture Plan, as amended from time to time.

4.2.25 The Town will collaborate with transportation providers to deliver innovative modes of transportation for visitors to Caledon to minimize automobile usage and traffic congestion in popular tourist locations by providing and coordinating hubs and shuttle services with businesses and agencies, such as the Conservation Areas, during peak visitor times.

4.2.26 The Town will leverage its rural-urban identity to attract tourism focused on local resources and features. The Town will:

a) Encourage community and business partnerships;

b) Incorporate design considerations into the development of the public realm, and open spaces;

c) Address inclusion and equity in the delivery of policies, programs, public services, investment, and infrastructure delivery and collaborate with senior levels of government in such programs

4.2.27 Develop and implement a Cultural Master Plan that documents, identifies, and supports community, cultural heritage, diverse groups, Indigenous history, and cultural assets; and

4.2.28 Investigate the feasibility of implementing a Rural Community Improvement Plan Area and associated policies and financial programs to support the agricultural and tourism sectors located within the Agricultural System.

4.3 Design Excellence: Planning for Vibrant, Attractive, and Healthy Communities

Vision

The Town of Caledon is shaped by its natural setting, open spaces and its built form. These public and private realm elements include streets, streetscapes, public spaces, landscapes, and the variety of buildings found in the Town. Design excellence is about planning the built form and its surroundings to create positive relationships between these elements, which influence how residents and visitors navigate and experience the Town.

The policies of this section promote high-quality design in the private and public realm to enhance the comfort, accessibility, and aesthetics of the built environment and to build healthy communities. The Town of Caledon is a "community of communities", encompassing a large rural area containing settlements of various sizes and functions and an urban area within the urban area boundary. The Town is planned to function as a complete community, able to provide for the housing, employment, open space, and service needs of its residents.

Objectives

4.3.1 All planning and development in Caledon and Town-led initiatives will be designed to support:

a) Well-designed buildings, places and spaces based on good urban design principles that reflect the goals, objectives, and policies of this Plan;
b) The creation of a network of vibrant, attractive, and compact urban communities;
c) The character of villages and hamlets and their rural heritage;
d) The enhancement of the unique character of the Town's Settlement Areas;
e) Development that is designed to integrate, respect and be compatible within its local context;
f) Built form that is supportive of low carbon fuels, active mobility and universal accessibility;

g) A mix of housing types and housing tenure, to support affordability and ageing-in-place;

h) Alignment with the objectives and targets in the Town's Resilient Caledon Plan, by enabling development that is designed for low carbon communities and is resilient to the impacts of a changing climate;

i) Thoughtful approaches and response to design transition between the Town's urban and rural areas;

j) Healthy, diverse, and vibrant neighbourhoods that promote a sense of place and foster a strong sense of civic pride and identity; and,

k) The emphasis on place-making by creating connected, complete and active mixed-use areas with a focus on Urban and Neighbourhood centres.

General Policies

4.3.2 To achieve the Design Excellence objectives, all planning and development applications, public projects and all relevant Town By-laws will conform with the following General Design policies, outlined in the sections that follow, including the:

- Public Realm;
- Private Realm; and,
- Transitional Areas.

4.3.3 Design guidelines to guide implementation of the design policies of this Plan may be adopted for specific areas or for development proposals where the Town may require further detailed guidance for the implementation of the Design Excellence policies of this Plan.

4.3.4 Developments in the Town that are governed by specific Secondary Plans, architectural design guidelines, and urban design guidelines will also have regard and be in keeping with the design policies outlined in this section.

Public Realm Design Policies

A high-quality, connected public realm will provide the setting for a vibrant and healthy community life. The public realm includes all public and some private spaces where the public has access, including streets, sidewalks, pedestrian connections and cycling

facilities, public parks, open spaces and natural areas, privately owned publicly accessible spaces and publicly accessible lands and buildings. The layout and design of these spaces and the quality of built form and structures that define and support their edges, and the interface between the public and private realm, are fundamental to achieving the objectives of this Plan.

Streetscapes

4.3.5 The design of streetscapes will support the planned vision of the land use designation and will contribute to and support the planned or existing community character.

4.3.6 A coordinated approach will be taken during the planning and design of streetscape improvements, including the coordination of signage, sidewalks, transit shelters, cycling lanes or cycling facilities, tree planting, lighting, parking areas, electric vehicle charging stations, landscaping, building façade improvements, and adjacent public spaces as applicable, so as to create a coordinated and cohesive streetscape quality.

4.3.7 Gateway features should be established at entry points into strategic locations within the Town and may include:

a) Built form and structures that addresses their importance as gateways through architectural detailing, cladding materials, massing, and articulated wall faces;
b) Specialized boulevards with decorative hard and soft landscaping;
c) Enhanced landscaping including double rows of trees, understorey planting, and planters/planting beds;
d) Public art;
e) Landscaped road medians; and,
f) Decorative street lighting and/or decorative signage.

4.3.8 Public art will be encouraged and sought out through planning and development application processes.

4.3.9 Pedestrian sidewalks and pathways in the Town will be enhanced, wherever possible.

4.3.10 The paved portions of vehicular lanes of road rights-of-way will be minimized wherever possible to support pedestrian activity and active transportation objectives.

4.3.11 Street rights-of-way should be of adequate size to accommodate all services within an efficient space and allow sufficient widths to accommodate cycling facilities, generous pedestrian sidewalks and street tree and planting zones with adequate soil volume to ensure their establishment and long-term growth.

4.3.12 Streetscapes should be designed to be flexible to respond to changing needs, trends and technologies over time, and resilient to predictable future conditions such as more extreme storm and heat events and public health requirements. The design of new streets will be designed to enable shaded sidewalks, streets, transit stops, bike lanes, and paths to support active mobility and transit during extreme heat through the use of trees or structures.

4.3.13 Landscaping should be used to define spaces, highlight prominent features and landmarks, add visual interest, comfort and improve health, and the aesthetic quality of neighbourhoods, parks and open spaces, and natural heritage areas.

4.3.14 Retaining walls will only be permitted along street frontages where it can be demonstrated that they will not have a negative impact on the public realm and will accommodate a landscaped boulevard.

4.3.15 Sidewalks and adjacent streetscapes should be of sufficient width to accommodate:

a) Anticipated pedestrian volumes;
b) The needs of persons with disabilities and older adults;
c) Street furnishings, public utilities, tree plantings, landscaping, and transit shelters where applicable; and,
d) Sidewalk cafes, kiosks, and street vendors where appropriate.

4.3.16 Complete Streets will be established which provide:

a) A range of safe and attractive choices for mobility and integrating all modes of transportation to create seamless network;
b) Safety for all road users as a key priority and commitment to minimizing traffic injuries and fatalities;
c) A more equal division of the public right-of-way for alternative modes of transportation, such as cycling, and walking;

d) Inclusion of supporting infrastructure for active forms of transportation (e.g., multi-use paths / trails, cycle tracks, bicycle racks, integration with transit stops or into future planned transit hubs, bike repair spaces, and rest stops);

e) The incorporation of transit shelters and waiting areas for future transit stops that are accessible to all users, where appropriate;

f) Consideration of allocating parts of streets, such as curbside space, during various times and various locations according to the context, for uses such as parking for car-share, bicycles, commercial cargo e-bikes and electric vehicle charging stations;

g) Connections between settlements areas within Centres, to Town destinations, and to the trail systems network; and,

h) Attractive landscaped boulevards and streetscapes, including opportunities for Low Impact Development measures and other green infrastructure such as street trees, encouraging private development investment and creating a more welcoming pedestrian and cyclist experience.

4.3.17 Consideration in streetscape design for the construction, maintenance, and operation of a district energy thermal network system or other low carbon energy systems. Utilities and infrastructure related to the planning of district or low carbon energy systems will be considered and planned early in the development approvals process in order to minimize disruption and ensure it is cost effective.

Publicly Owned Facilities

4.3.18 All new, and where possible existing, Town-owned properties, buildings, infrastructure, and facilities will meet the Design Excellence policies of this Plan.

4.3.19 Town Council may consider conducting design competitions for the development of highly visible Town-owned or controlled properties that are intended to be used for institutional uses.

4.3.20 Town Facilities should support the integration of outdoor, open-air public gathering spaces in the form of public squares, urban plazas, and parks and open space areas. These spaces will include areas for seating, enhanced landscaping and tree shaded areas.

4.3.21 The design of Town-owned properties and facilities will comply with the most recent version of the Town's Corporate Green Building Standard and its minimum mandatory targets such as net zero ready design, renewable energy and low impact development stormwater management features.

4.3.22 All public buildings and facilities will be made barrier-free to persons of all ages and abilities, through the incorporation of such elements as, but not limited to, level surfaces, ramps, and elevators, and include audio and tactile directional aids, and in accordance with *Accessibility for Ontarians with Disability Act* standards.

Utilities & Lighting

4.3.23 Wherever possible, utilities should be located underground to reduce their visual impact.

4.3.24 Above-ground and building mounted mechanical equipment should be located away from building frontages, entrances, street intersections, and public spaces and be screened from public view or integrated into the design of buildings and structures.

4.3.25 Utilities infrastructure and lighting will be designed in consideration and support of the existing or planned character of streetscapes and neighbourhoods.

4.3.26 To encourage aspects of sustainability and limit impacts of fossil fuels on the built environment, the Town will encourage the use of solar arrays and LEDs integrated into the design of buildings and where appropriate on properties and vacant lands.

4.3.27 The Town will prioritize district and energy and other low carbon energy systems above traditional fossil fuel intensive resources, such as natural gas.

Private Realm Design Policies

4.3.28 The private realm, which is comprised of private buildings, structures and spaces, will incorporate high quality architectural design and treatments in all new greenfield

development, residential replacement and infill development.

Built Form, Site Design and Building Orientation

4.3.29 Buildings will be located and massed to provide transition between areas of different intensity and scale, as necessary to achieve the objectives of this Plan, through means such as setbacks from, and/or stepping down of heights toward lower-scale existing and/or planned residential areas.

4.3.30 Buildings will have frontage and address on public streets, be massed to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets.

4.3.31 Buildings over six (6) storeys will require sun/shadow and pedestrian level wind impact studies in accordance with the Complete Application policies of this Plan and the Town's Complete Application Checklist.

4.3.32 New and infill development will recognize the existing and planned built form context and reflect the character of the unique buildings and landscapes by respecting and reinforcing:

a) The height, massing, and scale of nearby buildings;
b) The setbacks of buildings from the street;
c) The prevailing side and rear yard setbacks;
d) Landscaped open space patterns;
e) The size and configuration of lots; and
f) The existing/planned street pattern.

4.3.33 New and infill development will consider the design relationship and interface between the public and private realm, adjacent land uses, on-site operations and visual aesthetics, in order to promote Design Excellence in the community.

4.3.34 New and infill development will address compatibility between differing adjacent land uses with respect to density, height, and massing through appropriate site

layout, building locations and orientation and landscape treatments.

4.3.35 The design of sites adjacent to parks, woodlots, and watercourses will be sensitive to these features. In these instances, built form interface will address open space and natural heritage areas through appropriate design, floor plan and building setbacks.

4.3.36 Where proposed developments are adjacent to parks, woodlots, and watercourses, they will address these features through a combination of architectural treatments, such as porches, balconies and window placement to provide overlook and support safety through passive surveillance opportunities.

4.3.37 Continuous, highly visible, well-articulated and landscaped connections between building(s) and the street should be provided in new development, where appropriate, to establish pedestrian linkages between the sidewalk and building entrances, and improve access for pedestrians, cyclists, and public transit users.

4.3.38 Building servicing, as well as parking access, loading, and waste collection areas, will be incorporated into the building design, located away from sensitive land uses, and be separated and screened from view as required by the Town and applicable urban design guidelines.

4.3.39 Along collector and arterial roads reverse frontage lots will be strongly discouraged. Outside of these areas, reverse residential lots will incorporate the use of window streets and incorporate a substantial landscape buffer or treatments to address streetscape views along pedestrian and/or cycling areas on collector and arterial roads.

4.3.40 Pedestrian linkages will be incorporated into the design of new development between uses and adjacent sites, and through sites on large blocks (e.g. commercial, employment and institutional blocks), to create mid-block connections from internal residential areas to major collectors, arterial and other significant road corridors.

4.3.41 Development will comply with the Integrated Accessibility Standards (Ontario Regulation 191/11) of the *Accessibility for Ontarians with Disabilities Act.*

4.3.42 Buildings, outdoor spaces and entrances of new development will be oriented to maximize sun exposure and passive heating during cool months and to provide shaded areas during warm months to help reduce the heat island effect. Deciduous trees and outdoor shade structures will help to provide cool areas during the summer while maximizing sun exposure during the winter.

Building Design

4.3.43 The Town through its Design Guidelines will encourage a diversity of architectural styles, building materials and colours, energy efficiency and conservation.

4.3.44 The design of new buildings should achieve a complementary design relationship to existing buildings through colour and material palette, massing, building siting and orientation, wall articulation, as well as vertical and horizontal building façade rhythm.

4.3.45 Buildings and public places located at gateways, major vista terminations, or along view corridors will be given special design treatment through architectural detailing, special materials, street furniture, landscaping, massing, building wall articulation, or any combination thereof, as appropriate.

4.3.46 Upper storeys of buildings above four (4) storeys will be designed with stepbacks to achieve:

a) A human-scaled ground floor;
b) Vistas or massing transition to heritage buildings and/or sites; and,
c) Built form transition to existing and planned surrounding development of a lower scale and intensity and form.

4.3.47 Green walls and roofs may be integrated into the design of buildings to: reduce sound through absorption, cool the air through evapotranspiration, provide shade and improve air quality.

4.3.48 Cool and light reflective materials on the rooftop of commercial and/or industrial buildings, especially those near downtown areas or in high-density commercial zones, may be integrated into the design of such buildings to reduce the urban heat island effect and will be encouraged in the design of new buildings, where feasible.

4.3.49 Net zero emissions standards and climate resilience for residential and non-residential buildings are encouraged.

Lighting, Signage and Utilities

4.3.50 Lighting will be internally oriented within the property so as not to cause glare or light pollution on adjacent properties or public roads. Outdoor lighting fixtures that reduce energy consumption and direct light away from the night sky will be encouraged.

4.3.51 All signs will be designed and constructed in accordance with the Town's Sign By-law and designed to be compatible with, and complementary to, the architecture of the building and site layout.

4.3.52 Signs on designated heritage properties or within Heritage Conservation Districts, pursuant to the *Ontario Heritage Act,* will be compatible with the architecture and character of the property or district, unless otherwise permitted by the Heritage Committee or *Heritage Act*.

4.3.53 Utilities, where possible, should be located underground to enhance the visual appeal of the public realm, especially in heritage areas and main streets.

4.3.54 Lighting of street rights-of-way will provide a safe level of illumination onto the roadway and sidewalks. Human-scaled or lower-level lighting should be provided in strategic areas with high levels of pedestrian activity such as but not limited to transit stops and stations, schools and other public buildings and spaces, and parks.

4.3.55 Council may require utility providers to consider innovative methods of containing utility services on or within

streetscape features, when determining appropriate locations for larger utility equipment and/or utility clusters.

Parking Design

4.3.56 The location of parking is a structuring element for the layout of a development and can determine if it is pedestrian friendly and transit supportive. With the exception of accessible parking spaces, the provision of surface parking areas will be located in rear yards or well-landscaped side yards.

4.3.57 The Zoning By-law may determine minimum electric vehicle equipment requirements where private parking is provided for larger-scale mixed-use, mid-rise and high-rise residential, office and industrial developments.

4.3.58 A minimum tree canopy cover of 30% will be achieved for parking lots. Appropriate soil volume, drainage, and appropriate technology will be used to ensure the long-term sustainability of these trees. The Town will incorporate these targets into its Green Development Standards, Site Plan Controls, and By-laws, as appropriate.

4.3.59 With the exception of accessible parking spaces, non-residential and multi-unit residential buildings will be designed with parking areas located below grade or in the behind the main front wall of the building. Parking between the building façade, or entrance, and the pedestrian boulevard will not be permitted to ensure that the boulevard is defined by a continuous built form edge.

4.3.60 Where parking areas cannot be located below grade or behind buildings, at the discretion of the Town, limited parking may be located at the side yard of the building but will incorporate a planted buffer and hard and soft landscaping treatments along the property line to address the pedestrian boulevard and mitigate views to at-grade parking.

4.3.61 Retrofitting of existing developments with large parking areas between the building and pedestrian boulevard is

encouraged using built form and soft and hard landscaping features and structures.

4.3.62 Where large surface parking areas are proposed they will be designed and broken up into a series of smaller parking courtyards with defined, safe, and treelined pedestrian walkways and connections. Surface parking should be broken up with landscaping to address the visual impact of parking, provide for water infiltration, and locations for snow storage.

4.3.63 Low impact development features, such as rainwater harvesting, bioswales, and preservation and enhancement of native vegetation cover along with pervious pavement, should be considered in the design of surface parking areas.

4.3.64 Installation of infrastructure to support the use of alternative fueled vehicles and active transportation, including charging stations for electric vehicles or ensuring the parking area is electric vehicle-ready, and bicycle parking, is encouraged in the design of parking areas.

Landscaping

4.3.65 In all new development, infill development, or redevelopment of existing lands the Town may require the following:

a) That existing mature trees and established vegetation be retained and enhanced where possible to support overall tree canopy to minimize potential impacts of the development on adjacent existing uses or neighbourhoods;

b) That landscape materials be selected for their aesthetic, ecological, disease and season-tolerance, climate resiliency and provide high levels of carbon sequestration, and maintenance characteristics;

c) That landscaping be provided to buffer parking areas from adjacent properties and pedestrian boulevard areas;

d) Tree planting be provided as part of the site design for facilities and developments that offer services or home to vulnerable populations, such as schools, hospitals, long term care and healthcare facilities.

e) The preservation and enhancement of the existing tree canopy, and increasing the tree canopy.

f) Woodlots, stands of trees or clusters of newly planted trees should where appropriate be incorporated into functional spaces, gathering places, and pathway connections.

g) And any other municipal standards or programs with respect to street or private tree planting.

4.3.66 Visual screens may consist of landscaped buffer areas with grass strips, tree(s), shrubs and/or decorative screens, walls or fences, as specified in municipal standards. Such screens will not obscure visibility and be in keeping with Crime Prevention Through Environmental Design principles to address safety.

4.3.67 Landscaping design will use best practices with respect to plant and tree resiliency to winter de-icing chemicals including road salt, to protect the long-term health of landscaping and vegetation.

4.3.68 Street tree planting will include a variety of native tree species, and where appropriate and necessary, hybrid species to ensure resiliency and avoid a monoculture of tree species.

4.3.69 The Town will work with partners to enhance and incentivize tree planting on private property across the Town, and establish specific programs in areas identified to have a higher heat vulnerability to protect vulnerable populations.

4.3.70 A minimum tree canopy cover of 30% will be achieved for parking lots. Appropriate soil volume, drainage, and appropriate technology will be used to ensure the long-term sustainability of these trees. The Town will incorporate these targets into its Green Development Standards, Site Plan Controls, and By-laws, as appropriate.

Transition Policies

4.3.71 Transition between Settlement Areas, and Rural Areas within the Rural Context, will be achieved through a combination of:

a) Setback and separation distances that include transitional planted buffers;

b) Stepping of built form heights to provide gradual transition of massing and scale;

c) Introducing a transitional land use type, park or open space feature;

d) Increasing lot rear yard or side yard setbacks for residential and non-residential developments to create a visual break from adjacent uses and built form;

e) A structure, architectural feature or public art form that serves as a visual cue or threshold between uses;

f) The introduction of a landscaped trail or multiuse path that serves as a transitional use between properties; and,

g) Where feasible the introduction of park space or a naturalized stormwater management facility between the areas.

4.3.72 Built form between areas of different intensity and scale will be designed to provide transition in massing and height in accordance with the policies of this Plan.

4.3.73 New development will respect and reinforce the physical character of existing stable residential neighbourhoods, through appropriate infill development and redevelopment as outlined in this Plan.

Settlement Area Design Policies

Design for New Communities

4.3.74 The policies of this section will apply to the design of new neighbourhoods within the Urban Context, and where appropriate to large-scale projects in existing built-up areas.

4.3.75 New neighbourhoods in Community Areas will be designed as 15-minute neighbourhoods. Residential growth within the greenfield portions of the urban area will be planned as complete 15-minute neighbourhoods through the creation of a framework for a compact design, mix of uses and densities, a fully-connected grid network of streets and viable options for sustainable transportation modes. Growth will also proceed in a logical, orderly, and coordinated progression through phasing and in accordance with the Policies of this Plan.

4.3.76 Development in Community Areas will achieve a high-quality public realm, architectural design, contributes to a high-quality of life, and prioritizes sustainability. Housing of a higher intensity of scale will be oriented to arterial roads

in accordance with Schedule A1 and the policies of this plan.

4.3.77 Development will be designed with an Age-Friendly Planning and design lens ensuring that development patterns promote pedestrian, cycling and wheelchair safety.

4.3.78 Residential development will include a range of housing types and tenures, with a range of densities, that implement the housing objectives and policies of this Plan.

4.3.79 New development areas will be contiguous and integrated with existing built-up areas.

4.3.80 New subdivision streets should align in a grid pattern to create pedestrian-scaled development blocks that promote connectivity and support active transportation.

4.3.81 Parks and Open Space will be integrated with adjacent development areas and provide a range of active and passive recreational opportunities with a variety in park space scale, to meet the needs of a range of users.

4.3.82 School sites will, where possible, be co-located with parks and community centres in a manner that supports their development as community hubs, focal points for the community and neighbourhood gathering places. Co-location of schools, daycares, libraries, community centres and parks in all areas of the Town will be encouraged.

4.3.83 New school sites will be designed to facilitate pedestrian and cycling connectivity and access in order to promote walkable communities.

4.3.84 New buildings will be designed and oriented to front onto public street frontages, and on corner sites, address the corner and both street frontages to support a vibrant, active and pedestrian-oriented streetscape.

4.3.85 New communities will be designed with streets and blocks that incorporate a grid or modified grid street pattern to support pedestrian and cycling movement, provide permeability and connectivity to collector and arterial

roads, transit, places to recreate, community facilities and local destinations.

4.3.86 New communities will be designed with a communal focal point within walking distance of the new community. These focal points can be comprised of, but not limited to: institutional and community facilities, museums, historic sites, cultural centres, theatres, retail and/or commercial amenities.

4.3.87 Development for new neighbourhoods will provide minimum requirements for tree planting within the private realm to meet Town objectives and support the Resilient Caledon Community Climate Change Action Plan and the Peel Region Urban Forest Best Practice Guide.

4.3.88 To ensure the attractiveness of the public streets and to improve safety for pedestrians and cyclists, disruptions from servicing areas will be minimized, where possible, through a system of secondary local streets that provide primary access for on-site parking and servicing functions.

4.3.89 The design of new communities will align with the Town's climate change targets and goals by aligning with the Green Development Standard requirements, including but not limited to low carbon energy sources, energy efficiency, zero emissions vehicles, reducing urban heat island effect and stormwater management.

Village Design Policies

4.3.90 The policies of this section apply to the Town's Villages, as shown on Schedule A1 of this Plan.

4.3.91 The Town's Villages have each evolved in their own way, but together offer a unique public and private realm within Caledon that contribute to the Village character. That character is to be reinforced and respected. New development will generally "fit" within its context.

4.3.92 The design of new buildings should employ architectural features, proportions, and lines to help unify and create visual cohesiveness along the street.

4.3.93 For historic buildings, façade improvements should work to restore and improve architectural attributes, original building materials, and articulation.

4.3.94 Façade improvements for buildings should use high-quality materials with a lower carbon footprint and maximize façade articulation, with a clear building base, sign board, upper storey and cornice.

4.3.95 The ground floor of buildings will be designed to be of a floorplate and with ground floor heights that can accommodate active uses, such as restaurants/cafes, retail uses, personal service shops, financial institutions, and similar small scale commercial services.

4.3.96 The design of the outdoor spaces and places adjacent to the ground floor of buildings will promote active uses and passive uses depending on the nature of the ground floor use. Outdoor seating is encouraged in association with commercial uses such as restaurants and cafes.

4.3.97 Where provided, fencing should evoke a rural character, particularly through the use of painted wood rail fences and natural stone fences.

Hamlet Design Policies

4.3.98 The Town's Hamlets, shown on Schedule A1, are generally a cluster of houses located around a small historic settlement. They are not planned to accommodate significant growth and have historically experienced slow or little growth.

4.4 Conserving Our Cultural Heritage

Vision

The Town intends to manage cultural heritage resources within its municipal boundaries that represent 13,000 years of Indigenous Peoples and colonial settlement history, and may be of local, regional, provincial or national interest.

The archaeological remains of past human activities are non-renewable, that the heritage character of the Town derives primarily from a variety of tangible nineteenth and twentieth century built-forms, materials, landscapes, streetscapes and land uses, as well as the intangible cultural heritage and oral histories of its present and past inhabitants.

Cultural heritage landscapes and built heritage resources need to be identified, cultural heritage resources are interrelated with the Town's natural heritage resources, and significant resources need to be conserved.

Objectives

4.4.1 To identify and conserve the Town's cultural heritage resources, in balance with the other objectives of this Plan, through the implementation of appropriate designations, policies and programs including public and private stewardship and partnering with other heritage organizations in the community.

4.4.2 To promote the continuing public and private awareness, appreciation and enjoyment of Caledon's cultural heritage resources through educational activities and by providing guidance on sound conservation practices.

4.4.3 To promote sustainable development through strategies which assess and reduce impacts from climate change on cultural heritage resources.

4.4.4 To develop partnerships between various agencies and organizations to conserve and promote cultural heritage resources.

4.4.5 To use as appropriate all relevant Provincial legislation that references the conservation of cultural heritage resources, particularly the provisions of the *Ontario Heritage Act*, the

Planning Act, the *Environmental Assessment Act*, the *Municipal Act*, the Funeral, *Burials and Cremation Services Act*, the *Niagara Escarpment Planning and Development Act*, and the Growth Plan for the Greater Golden Horseshoe, in order to conserve Caledon's cultural heritage.

4.4.6 To conserve the Town's archaeological resources in situ wherever possible and encourage development that respects the Town's archaeological heritage. Through an understanding of, and measures to protect archaeological heritage, the Town can incorporate the past into planning for the future.

4.4.7 To ensure new development or infill housing proposed adjacent to designated or listed heritage buildings integrate heritage building elements to the greatest extent possible by, among other things: compatible building materials and architectural styles, as well as lot size, layout and setback.

Public Awareness

4.4.8 In order to enhance opportunities for conserving cultural heritage and promoting its appreciation and enjoyment, the Town will:

a) Initiate, support and/or participate in financial incentive, commemorative and educational programs for the purposes of cultural heritage conservation;

b) Encourage the active participation of residents in cultural heritage conservation activities; and,

c) Natural features and other public places and facilities are to be named to recognize persons, groups, themes, activities, landscapes or landmarks of interest in the municipality. Roadways are to be named in accordance with The Town of Caledon's Corporate Street Naming Policy.

Cultural Heritage Master Plan

4.4.9 The Town will prepare a comprehensive Cultural Heritage Master Plan to provide a basis for the establishment of

additional Official Plan policies or initiatives for the conservation of cultural heritage resources.

Heritage Impact Assessments

4.4.10 A Heritage Impact Assessment may be required as part of a complete application for any planning application, building permit application or *Ontario Heritage Act* legislated process directly or indirectly impacting cultural heritage resources. The determination of whether a Heritage Impact Assessment is required will be based on the following:

a) The extent, concentration and significance of known and potential cultural heritage resources on, adjacent or near to the Subject Lands, including archaeological resources, built heritage resources, and cultural heritage landscapes and the interrelationship of these cultural heritage resources; and,

b) The potential for adverse direct or indirect impacts to cultural heritage resources, both individual and collective.

4.4.11 Where it is determined that a Heritage Impact Assessment should be prepared, the Heritage Impact Assessment will be undertaken by a qualified professional with expertise in heritage conservation and will adhere to the Heritage Impact Assessment Terms of Reference.

4.4.12 Where a Heritage Impact Assessment is required, the proponent is to consult with the Town and other relevant agencies concerning the scope of the work to be undertaken.

Appropriate Mitigation

4.4.13 Where a Heritage Impact Assessment has identified a development property as having archaeological potential, no pre-approval site grading, servicing or other soil disturbance will take place prior to the Town and/or appropriate Provincial Ministry confirming that all archaeological resource concerns have met licencing and resource conservation requirements.

4.4.14 Should a development proposal change significantly in scope or design after completion of an associated Heritage Impact Assessment, a revised report and/or additional

cultural heritage investigation may be required by the Town.

4.4.15 Appropriate conservation measures identified in Heritage Impact Assessment may be required as a condition of any development approval or *Ontario Heritage Act* legislated process.

4.4.16 Where the Town has the authority to require development agreements and, where appropriate, the Town may require development agreements respecting the care and conservation of the affected cultural heritage resource. This provision will not apply to cultural heritage resources in so far as these cultural heritage resources are the subject of another agreement respecting the same matters made between the applicant and another level of government or Crown agency.

Heritage Conservation Plans

4.4.17 Where In addition to a Heritage Impact Assessment, the Town may request a Heritage Conservation Plan as a condition of approval to address in detail the conservation treatments for the subject heritage property.

A Heritage Conservation Plan is a detailed technical description of how the conservation strategy contained in an approved Heritage Impact Assessment will be implemented. It may also be requested to assist in the review of complex restoration projects. The conservation plan is expected to build on the information provided in the Heritage Impact Assessment and must be completed prior to the issuance of a heritage permit.

4.4.18 Where it is determined that a Heritage Conservation Plan should be prepared, the Heritage Conservation Plan shall be undertaken by a qualified professional with expertise in heritage conservation and shall adhere to the Town's Heritage Conservation Plan Terms of Reference.

4.4.19 The Heritage Conservation Plan contains, but is not limited to, the following:

a) A description of the approved conservation strategy as contained in a referenced Heritage Impact Assessment, including treatments and principles to be applied to the cultural heritage resources being conserved;

b) Identification of any proposed changes to previously approved strategies;

c) Detailed scope of work including an updated condition assessment, all necessary technical and engineering studies or reports, architectural and restoration plans and drawings, and a full written description of proposed interventions accompanied by a detailed cost estimate;

d) A strategy for the monitoring and protection of the heritage property, and adjacent heritage properties, during construction;

e) Schedule for conservation work, inspection, maintenance, and phases;

f) Sign guidelines and plans, lighting plans and detailed landscape plans, as required by the Town; and

g) Recommendations for short or long term maintenance and the qualifications for anyone responsible for conservation work.

Designation

4.4.20 Pursuant to the *Ontario Heritage Act*, Council may by by-law designate cultural heritage resources, including individual properties, heritage conservation districts, cultural heritage landscapes, and archaeological sites.

Securities

4.4.21 Where any development requiring the approval of the Town involves conservation of a cultural heritage resource(s) the Town may, where it has the authority to do so and where appropriate, require the provision of sufficient securities, including a contingency, based on an approved cost estimate and detailed plans, reports and/or drawings, to the satisfaction of the Town.

Secondary Plans

4.4.22 In carrying out Secondary Plans or other forms of neighbourhood planning cultural heritage resources will be identified, evaluated, and mitigation measures proposed through the preparation of a Heritage Impact Assessment Development Agreements

4.4.23 Where the Town has the authority to require development agreements and, where appropriate, the Town may require development agreements respecting the care and conservation

of the affected cultural heritage resource. This provision will not apply to cultural heritage resources in so far as these cultural heritage resources are the subject of another agreement respecting the same matters made between the applicant and another level of government or Crown agency.

Public Undertakings

4.4.24 The Town will ensure that cultural heritage resources are identified, evaluated and conserved prior to municipal, Regional or Provincial public works or other Development Activities, and where necessary, suitable mitigation measures taken.

Heritage Easements and Acquisitions

4.4.25 The Town may pass by-laws for the entering into of easements or covenants with owners of property of cultural heritage value or interest for the purposes of conservation. The Town may also acquire, by purchase, lease or donation, property of cultural heritage value or interest for the purposes of conservation.

Cultural and Natural Landscapes

4.4.26 In its consideration of any planning application, building permit application or *Ontario Heritage Act* legislated process, the Town will have regard for the interrelationship between cultural heritage landscapes and scenic natural landscapes, in accordance with the policies in Section 4.9 of this Plan.

Vegetation

4.4.27 The Town will encourage the conservation of significant cultural heritage vegetation. Retention of significant cultural heritage vegetation will be a consideration in the design of any development. The conservation of significant cultural heritage vegetation along streets and roads will be encouraged by the Town, except where removal is necessary because of disease, damage or to ensure public health and safety.

Climate Change Resilient Cultural Heritage and Tourism

4.4.28 The Town will identify cultural heritage resource and tourism features at risk of damage from climate change impacts as identified in the Town's Risk and Vulnerability Assessment, especially as it pertains to flooding, extreme heat and weather events and implement measures to mitigate these potential impacts.

Archaeology

Archaeological Management Plan

4.4.29 The Town will maintain an Archaeological Management Plan that identifies known archeological resources and areas of archaeological potential and that provides direction and requirements for the identification, evaluation, conservation and management of arch

4.4.30 The Town will maintain an Archaeological Management Plan that identifies known archaeological resources and areas of archaeological potential and that provides direction and requirements for the identification, evaluation, conservation and management of archaeological resources in accordance with the Ontario Heritage Act. The Archaeological Management Plan may be subject to review and will be updated in conjunction with a comprehensive review of the Official Plan.

Archaeological Assessment Requirements

4.4.31 Development and site alteration will not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved. Preservation of the archaeological resources on site is the preferred method, but in some cases, conservation can occur by removal and documentation. Where significant archaeological resources must be preserved in situ, only development and site alteration that maintains the heritage integrity of the site may be permitted.

4.4.32 An archaeological assessment is required as part of a complete application for any development or site alteration application, including municipal projects, if it is determined using the Archaeological Management Plan potential model that any

part of a subject area possesses archaeological resource potential or known archaeological resources. Projects involving in-water works may require a marine archaeological assessment, if determined using the Provincial Criteria for Evaluating Marine Archaeological Potential checklist

4.4.33 Archaeological assessments will be undertaken to the applicable level of assessment by a consultant archaeologist in compliance with provincial standards and guidelines.

4.4.34 All archaeological assessments reports shall be provided to the Ministry of Heritage, Sport, Tourism and Culture Industries in accordance with the Ontario Heritage Act and a compliance letter issued by the Ministry if appropriate. The assessment report shall be provided to the Town for comment to ensure that the scope is adequate and consistent with the conservation objectives of the Town. A copy of the compliance letter will be provided to the Town by the licensed archaeologist who completed the assessment.

4.4.35 Where archaeological resources are documented and found to be Indigenous in origin, a copy of the assessment report will be provided by the consultant to the appropriate Indigenous communities.

4.4.36 Where it is demonstrated that an identified archaeological site, feature or artifacts cannot be left undisturbed, appropriate mitigation will be required on the advice of a licenced archaeologist according to current Provincial guidelines.

4.4.37 Where Stage 3 or Stage 4 archaeological assessments are being undertaken on Indigenous archaeological resources, the consultant archaeologist will notify the appropriate Indigenous community(s) in advance of on-site assessment work. Provision may also be made by the development proponent to include First Nations representative(s) for the assessment work.

4.4.38 Where significant Indigenous archaeological resources are to be preserved on site, the Town, the development proponent and the consultant archaeologist will engage with the appropriate Indigenous community(s) to identify approaches to the landscaping and interpretation of the site.

4.4.39 Where significant Indigenous archaeological resources are identified and preservation on site is not possible, the Town,

the development proponent and the consultant archaeologist will engage with the appropriate Indigenous community(s) to identify interpretive and commemorative opportunities relating to the resource.

4.4.40 In the event that unexpected human remains, or cemeteries are identified or encountered during assessment, development, or site alteration, all work must immediately cease, and the site must be secured. The appropriate provincial and municipal authorities must be notified. Required provisions under the *Funeral, Burial and Cremation Services Act*, the *Ontario Heritage Act*, and other applicable protocols and policies must be followed. Where there are Indigenous burials, they will be addressed in consultation with the relevant Indigenous community(s). Licensed archaeologists will be required to assess and/or monitor the property and recommend conservation strategies.

4.4.41 All artifacts found on Town-owned property are to be reported and submitted to the Town and are to be deposited with the Peel Art Gallery Museum and Archives. The Town will ensure that the appropriate Provincial Ministry is informed of any additions made to the Town's archaeological collection. The Town, in consultation with the Peel Art Gallery Museum and Archives, will also accept donations of significant artifacts found on private land. These artifacts will be held normally by the Peel Art Gallery Museum and Archives, as the Region's designated repository.

Unmarked Burials

4.4.42 When unmarked burials are encountered, the advice of a licenced archaeologist and the Cemeteries Branch of the Ontario Ministry of Government and Consumer Services will be obtained by the landowner to ensure that the identified burial site is suitably conserved subject to the provisions of the *Cemeteries Act* and any other relevant legislation, policies or protocols. The Town will seek to establish a memorandum of understanding with the appropriate provincial ministries to enable the Town to work in conjunction with the appropriate parties to ensure that such archaeological resources are conserved.

Artifact Storage

4.4.43 All artifacts found on Town-owned property are to be reported and submitted to the Town. The Town will ensure that the appropriate Provincial Ministry is informed of any additions made to the Town's archaeological collection. The Town, in consultation with the Region of Peel Heritage Complex, will accept donations of significant artifacts found on private land. These artifacts will be held normally by the Peel Heritage Complex, as the Region's designated repository.

Archaeological Contingency Planning

4.4.44 The Town will prepare, with the advice of a licenced archaeologist and/or the appropriate Provincial Ministry, and adopt by bylaw a Contingency Plan for the Protection of Archaeological Resources in Urgent Situations. This plan will provide guidelines for immediate action where accidental discoveries or imminent threats of damage to archaeological sites occur.

4.4.45 In order to protect archaeological resources from vandalism and intentional disturbance, the Town will not publish or release information from archaeological inventories or registries except to appropriate agencies or property owners where archaeological resources are found and only in appropriate circumstances.

Appropriate Mitigation

4.4.46 Where a Heritage Impact Assessment has identified a development property as having archaeological potential, no pre-approval site grading, servicing or other soil disturbance will take place prior to the Town and/or appropriate Provincial Ministry confirming that all archaeological resource concerns have met licencing and resource conservation requirements.

Built Heritage Resources

4.4.47 Heritage Caledon will serve as the municipal heritage committee under the *Ontario Heritage Act* to provide cultural heritage advice to Council and will undertake, subject to Council's approval, such other activities as will

contribute to the Cultural Heritage Conservation goals and objectives.

4.4.48 A register of cultural heritage resources will be prepared and maintained by the Town.

4.4.49 Potentially significant cultural heritage resources may be considered for designation under the *Ontario Heritage Act* and/or for conservation in the Town's consideration of any proposed planning application or undertaking, subject to all relevant legislation.

4.4.50 The Town will encourage the retention of significant built heritage resources in their original locations whenever possible. The following alternatives, in order of priority, will be examined prior to approval for relocation:

a) Retention of the built heritage resource on-site in its original use;
b) Retention of the built heritage resource on-site in an adaptive re-use approved by the Town;
c) Relocation of the built heritage resource on the Subject Lands; and,
d) Relocation of the built heritage resource to a sympathetic site in the Town, or elsewhere to the satisfaction of the Town.

4.4.51 Additions and modifications to historic buildings will be sensitive to the design, scale and siting of the original historic building, as follows:

a) The façade of the building addition is not closer to the sidewalk than the original building.
b) Where an addition introduces new material a plane change and defined vertical break should be introduced to distinguish and emphasize the original building.
c) The architecture of the original building does not need to be replicated; the focus is on creating compatibility and not overwhelming the scale of the original building.
d) Roof designs and slopes are consistent with the original building.

Heritage Severances

4.4.52 Subject to all provisions of this Plan and any other relevant legislation and/or policy, consents for severances, in

accordance with Section 6.3.57 to 6.3.59 of this Plan, may be permitted for heritage conservation purposes subject to all of the following requirements:

a) The existing cultural heritage resource is designated under the *Ontario Heritage Act* and a heritage easement agreement is registered on title;
b) For lots in the Prime Agricultural Area and General Agricultural Area severances must be in accordance with the polices of this Plan;
c) The subject lot is outside the *Oak Ridges Moraine Conservation Plan* area;
d) Will not adversely impact surrounding land use and landscape character.

Second Dwellings

4.4.53 Subject to all provisions of this Plan and any other relevant legislation and/or policy, a second single-dwelling, or the conversion of a building to a second single-dwelling on an existing lot of record may be permitted for heritage conservation purposes subject to all of the following requirements:

a) The existing cultural heritage resource is designated under the *Ontario Heritage Act* and a heritage easement agreement is registered on title;
b) There is adequate provision for private sewage disposal for all dwellings;
c) There is adequate provision for potable water for all dwellings;
d) All setback requirements are satisfied;
e) For agricultural operations in the Prime Agricultural Area the second dwelling or structure will satisfy the policies of Section 5.15 and 5.24 of this Plan;
f) The subject lot is outside the Oak Ridges Moraine Conservation Plan area;
g) Will not adversely impact surrounding land use and landscape character;
h) No future severance of either dwelling; and,
i) Where located in, or in proximity to Caledon High Priority Mineral Aggregate Resource Area (CHPMARA) as shown on Schedule C5, satisfying the Land Use Compatibility policies of this Plan.

Cultural Heritage Landscapes

4.4.54 The Town will maintain an inventory of cultural heritage landscapes as identified in Schedule M. A cultural heritage landscape identified through this inventory, other planning mechanisms, or infrastructure projects may be incorporated into the Plan by way of an Official Plan Amendment or designated under the *Ontario Heritage Act*.

Heritage Conservation Districts

4.4.55 Where merited by the concentration and/or significance of cultural heritage resources, the Town may consider the establishment of a Heritage Conservation District, pursuant to all requirements in the *Ontario Heritage Act.*

4.4.56 New construction, additions or alterations existing buildings within a Cultural Heritage Landscape not designated as a Heritage Conservation District will be guided by the following principles:

a) Built Heritage Resources and archaeological sites including their surroundings should be protected from any adverse effects of the development;
b) Original building fabric and architectural features should be retained and repaired, where possible; and,
c) New residential additions and features should generally be no higher than the existing building and wherever possible be placed to the rear of the building or setback substantially from the principal façade.

4.4.57 New construction should fit the immediate physical locale of a streetscape in a Cultural Heritage Landscape by being generally similar to and compatible with adjacent buildings in:

a) Height and width;
b) Scale;
c) Massing;
d) Orientation;
e) Roof style;
f) Front and side yard setback;
g) Materials and colours;
h) Window and door proportions;

i) Compatible fencing and signage;
j) Appropriate dark sky compliant lighting;
k) Consistent streetwall along main streets; and,
l) In compliance with any other policies, streetscape or community design guidelines approved by the municipality.

4.4.58 Within Heritage Conservation Districts, property owners will be encouraged to maintain and repair heritage buildings and seek government grants and loans for eligible conservation work to conserve the heritage character of the area.

4.4.59 Public works and landscaping will maintain and enhance the identified heritage character of a Cultural Heritage Landscape and/or Heritage Conservation District adjacent to and/or within the impacted area.

Areas with Cultural Heritage Character

4.4.60 The Town has identified Cultural Heritage Character Areas, as identified in Schedule M to this Plan. The Town may identify additional Areas with Cultural Heritage Character through Secondary Plans and/or Official Plan amendments.

4.4.61 Conversion, redevelopment, infill and other new construction in Cultural Heritage Character Areas, will be sympathetic to and compatible with the prevailing cultural heritage character of the area and heritage buildings and features will be retained and not removed to create vacant parcels of developable land.

4.4.62 All forms of conversion and adaptive re-use will be sympathetic to the cultural heritage resource(s). Conversion and adaptive re-use will be achieved through the:

a) Retention of the heritage attributes, especially on principal façades;
b) Avoidance of alterations to principal façades;
c) Limitation of the height of new additions, including garages or car ports, to the height of the existing building;
d) Placement of new additions, including garages or car ports, to the rear of the building or setback substantially from the principal façade;

e) Placement of required on-site parking behind the principal façade; and,

f) Compliance with any other policies, streetscape or community design guidelines approved by the municipality.

4.4.63 New construction should fit the immediate physical locale of a streetscape in a Cultural Heritage Character Area, by being generally similar to adjacent buildings in:

a) Height and width as adjacent;

b) Scale;

c) Massing;

d) Orientation;

e) Roof style;

f) Front and side yard setback;

g) Materials and colours;

h) Window and door proportions; and,

i) In compliance with any other policies, streetscape or community design guidelines approved by the municipality.

Bolton Heritage Conservation District

4.4.64 Multi-modal transportation options and pedestrian/cycling infrastructure will support active transportation, where possible, in the Bolton Heritage Conservation District to create complete communities in these areas.

4.4.65 Development in the Bolton Heritage Conservation District will support the function of these areas as centres for commercial, residential, and community uses.

4.4.66 Infill development may be permitted in Downtown Bolton and should be implemented in accordance with the Special Policy Area, Heritage Conservation District policies, Stormwater Master Plan and Resilient Caledon Community Climate Change Action Plan. Development should include measures to mitigate flooding and reduce the urban heat island effect.

Other Heritage Matters

Rehabilitation of Mineral Resource Extraction Areas of Cultural Heritage Interest.

4.4.67 The Town is characterized by a number of historic mineral resource extraction areas of cultural heritage interest and value that include former nineteenth and early twentieth century quarries, brick works and lime kilns. The Town will encourage the identification, designation and conservation of historic mineral resource extraction areas.

Adaptive Re-Use in Prime Agricultural Areas and Rural Lands.

4.4.68 Where appropriate in Prime Agricultural Areas and Rural Lands, and in accordance with the provisions of this Plan and any other relevant legislation, regulations, policy or by-law, the retention and conservation of non-residential built heritage resources, such as barns, will be encouraged through their conservation and sympathetic adaptive re-use.

Density Bonuses

4.4.69 Through the use of bonusing, and in the context of development applications, the Town may permit increases to the density limits applicable to a proposed development in order to conserve cultural heritage resources in a manner satisfactory to the Town. Such bonusing will ensure retention of existing cultural heritage resources on the Subject Lands and avoid adverse impact to adjacent or nearby cultural heritage resources.

4.5 Our Mobility Plan to Connect Caledon

Vision

The Town of Caledon has developed transportation policies to ensure that both people and goods can safely and efficiently move across the Town and across the region. The Town will have a multimodal transportation system that is safe, equitable, convenient, economical, efficient, low-carbon and sustainable for the movement of people and goods and is well-integrated with the envisioned land

use designations and development within the Town and adjacent municipalities.

In order to achieve more sustainable transportation practices in the future, the Town has devised policies to provide an integrated, diverse transportation system for all residents and businesses that is safe, convenient, affordable, efficient, minimizes environmental impacts, and manages future demand and congestion. A low-carbon transportation system is a crucial element toward the objective of net-zero emissions, recognizing that over half of the Town's greenhouse gas emissions are attributed to transportation, including commuters, commercial vehicles, and trucks.

To reach sustainability targets and net-zero emissions, the Town intends to reduce single-occupant vehicle dependency by supporting and promoting sustainable modes through efficient inter and intra-regional transit connections, the introduction and periodic update of an Active Transportation Master Plan, complete streets design principles, parking strategies that balance modal choice objectives with operational needs, and the support of carpooling/carsharing and bike infrastructure. The Town will also promote and support the use of zero-emission vehicles through the implementation of more electrical vehicle charging infrastructure.

Objectives

4.5.1 Through this Official Plan, the Town will endeavour to:

a) Develop an environmentally sustainable transportation system that allows for safe, convenient, economical, equitable, and efficient movement of people (including persons with disabilities), goods and services.

b) Develop a transportation system that supports connections to the Region of Peel and the rest of the Greater Toronto and Hamilton.

c) Encourage and support sustainable mobility options such as public transit, active transportation, and car-sharing through further investment into facilities and by ensuring seamless integration with other modes of transportation.

d) Increase active transportation mode shares, through the development of a safe and well-connected active transportation network that prioritizes a high level of protection for cycling and pedestrian facilities and is well-integrated with active transportation networks in adjacent municipalities.

e) Create and regularly update an Active Transportation Master Planfor the Town that seeks to create a safer community through the provision of new pedestrian and cycling facilities, trail networks and complete streets

f) Establish a connected and continuous grid system for the street network to support convenient and efficient travel by all modes of transportation.

g) Embrace a transportation system that prioritizes transportation equity by recognizing that auto-mobile based transportation systems disproportionately affect vulnerable residents. This includes impacts to low-income residents, children, seniors, and persons with disabilities, and others who are restricted in movement caused by auto-mobile dependency. Freedom of mobility is a fundamental human right, therefore a transportation system needs to accommodate this vision.

h) Collaborate and coordinate with the Province, the Region of Peel, Metrolinx and neighbouring municipalities to encourage these authorities to maintain, connect and improve roads and services under their jurisdiction within the Town, as appropriate, and ensure that the Caledon transportation system is well-integrated with the surrounding region and protects for future transportation facilities.

i) Support the Climate Change objectives and policies of this Plan by developing a transportation system that targets net-zero emissions through the prioritization of transit and active transportation facilities and the development of a community-wide zero-emission vehicle strategy, including expansion of public vehicle charging infrastructure.

j) Prioritize transit investments within Centres and Corridors by maximizing the use of existing and planned transit infrastructure in accordance with the policies of this Plan, with consideration of the existing and planned level of transit service and potential impacts on nearby neighbourhoods.

General Policies

4.5.2 The Town will adopt complete streets design principles to prioritize travel of all modes and ensure safety of all ages and abilities within the existing and new built form.

4.5.3 The Town will prioritize transit and active transportation in all transportation network updates and expansion, and

consider lower minimum parking requirements in appropriate areas to encourage transit usage.

4.5.4 The Town will co-ordinate local road improvements, as appropriate, with the Region and the Province, and will encourage these authorities to maintain and improve roads within the Town, as appropriate.

4.5.5 The formulation of an effective Mobility Network involves various authorities with a variety of jurisdictions. The Town recognizes the need for partnership, consultation, coordination and cooperation between various levels of government and appropriate agencies and stakeholders to achieve the envisioned transportation system.

4.5.6 The Town will, in cooperation with various jurisdictions as appropriate, undertake or participate in transportation studies, as needed, to determine and refine transportation requirements and to designate and protect corridors/areas required for future transportation infrastructure. Amendments to the transportation policies and schedules of this Plan may be needed, from time to time, to properly facilitate changes in the transportation system.

4.5.7 Prior to detailed design of new or expanding transportation projects, appropriate environmental studies will be required through consultation with relevant agencies. The results of these studies may necessitate amendments to the transportation policies or schedules of this Plan.

4.5.8 The Town will support the development of Multimodal and Active Transportation Master Plans and updates as the Town deems appropriate and adopt its infrastructure and policy recommendations.

4.5.9 The Town will recognize and plan for emerging trends and technologies such as the Vision Zero initiative, micro-mobility (such as e-bikes and e-scooters), ride-sharing, telecommuting, smart cities, intelligent transportation systems (ITS) and autonomous vehicles.

4.5.10 Within the Niagara Escarpment Plan Area, in areas designated Escarpment Natural Area or Mineral Resource Extraction Area, only essential transportation facilities will be permitted.

Transportation System

4.5.11 The transportation system and related policies of this Plan are formulated to achieve the Transportation System Vision and Objectives set out in this Section. The components of the Transportation System are summarized as follows and detailed policies for each component are provided in subsequent sections:

a) Transportation Study Areas: identifies areas where future transportation studies are required to address identified transportation system issues.

b) Provincial Freeway and Road Network: deals with highway planning and improvements, hierarchy and functionality of roads, right-of-way widths, road planning, traffic circulation and other appropriate improvement measures in order to enhance the overall efficiency of the road network.

c) Design and Construction of Roads: addresses design standards and other aspects of road construction.

d) Public Transit: includes policies intended to support the enhanced use and accessibility of public transit. Further specific policies with regard to an expanded GO Bus service, Bolton GO Rail Station location and the expanded role of the Region in addressing Caledon's transit needs are incorporated.

e) Transportation System and Demand Management: includes policies focused on enhancing the capacity of the existing transportation system by adopting Transportation System and Demand Management strategies and devising traffic circulation patterns to optimize road network efficiency.

f) Railways: includes policies respecting the need to provide adequate, accessible, and safe rail facilities, and particularly the need for the grade separation of railway mainlines from urban roads where feasible.

g) Airports: recognizes the importance of the Lester B. Pearson International Airport as a major transportation facility and sets out policies recognizing the Brampton Airport and analyzing its potential future role. This section also includes policies on land use compatibility.

h) Parking Management: includes policies regarding the planning of the location and quantity of parking to ensure appropriate provision and accessibility of parking areas to facilitate the efficient functioning of the transportation system. The policies

also address supporting carpool lots at strategic locations to integrate with GO Transit and Highway Interchanges.

i) Active Transportation: Includes policies that promotes the use and provisions of infrastructure dedicated to human-powered travel methods including but not limited to walking, cycling, inline skating, and mobility aids. Having a robust active transportation network is a core transportation demand management strategy, and infrastructure to promote these activities can alleviate capacity demand for existing public transit and roadways.

j) Trucking and Goods Movement: includes policies addressing the development of goods movement strategies in consultation with other levels of government to provide a safe and efficient multi-modal goods movement network with effective inter-modal connections, while addressing the protection of residential communities from adverse impacts of goods movements.

k) Implementation and Monitoring: includes policies setting out an implementation strategy to ensure that the transportation objectives of the Plan are met and the functional efficiency of the transportation system is reviewed and monitored on a regular basis.

Transportation Study Areas

4.5.12 The Transportation Study Area identifies areas of study to be undertaken as follows:

a) Caledon Village Alternate Route: Caledon Village and lands in the immediate vicinity are designated as a Transportation Study Area in recognition of the need for appropriate transportation and environmental studies to assess the demand for an alternate route to Highway 10 through the village.

b) North Bolton Arterial Road Network: Corridors for potential routes north and south of King Street as recommended in the Bolton Arterial Roads (BAR) Environmental Assessment Report (as amended in 1997) have been depicted as the Bolton Arterial Road Network on Schedules G1 and G2 of this Plan. The Bolton Arterial Roads Environmental Assessment Report (as amended in 1998) was approved by the Minister of Environment (MOE) in 2002. The improvements in the network entailing BAR will be carried out in accordance with the Environmental Study Report (ESR) as approved by the MOE.

c) Albion-Bolton Transportation Master Plan: The Caledon Area Transportation Study Update 2009 recommended that an overall transportation master plan study for Albion-Bolton should be undertaken to deal with issues encompassing Bolton Arterial Roads (BAR), improvements for Mayfield Road and Highway 50, the need for east-west connections, a plan or plans for future connections of Highway 427 and traffic passing through the Town, in order to accommodate growth with adequate transportation infrastructure. The Study Area will be determined through the Terms of Reference which will be duly approved by the Town Council.

Provincial Freeway and Road Network

4.5.13 The Town of Caledon's road network consists of the Town's local roads, Regional roads and Provincial highways. The Town will work with appropriate jurisdictions to ensure that the Town's road network is geared to respond to the changing urban development patterns and travel demands. The role and function of each element of the road system should be well-defined within an effective road classification system to support the provision of an efficient, safe and accessible road network with adequate capacity for both passengers and goods movement.

4.5.14 The Town will plan and support a road network which is in accordance with Schedules G1 and G4of t that provides for both inter and intra-Town traffic movements, balances demand and capacity, protects and stewards Natural Heritage Systems and preserves/conserves cultural heritage resources and human environments. The Town will co-ordinate local road improvements with the Region, Province, Metrolinx, neighbouring municipalities and other appropriate jurisdictions.

4.5.15 The primary road network of the transportation system is set out on Schedule G1 including road classifications. The Public Right-of-Way widths are shown on Schedule G4 and in some cases on the Land Use Schedules of this Plan.

4.5.16 This Plan recognizes the importance of the Highway 410 extension to Highway 10 in order to meet north-south transportation demands. The Town will continue to work with the Province and Region to monitor the traffic volumes

and any needed improvements in the future within the Plan horizon.

4.5.17 The Town will work with the Province, Region, and other neighbouring municipalities to undertake appropriate measures to identify, protect and expedite the planning for the following multi-modal transportation corridors:

a) The Potential Major Transportation Linkage between the proposed North-South transportation corridor in Brampton and the potential GTA West Transportation Corridor; and,

b) Appropriate linkage of Highway 427 extension with the potential GTA West Transportation Corridor.

4.5.18 The Town will support and work with the Region, appropriate area and neighbouring municipalities and the Province to expedite the process of network planning for accommodating a North-South Transportation Linkage in Brampton and related Bram West Parkway facility along the Peel-Halton Regional Boundary, until such time as the need for, and long-term role of, one or both of these major transportation facilities can be evaluated and approved through the completion of one or more Environmental Assessment Studies.

4.5.19 The Town will work with the Region and other affected municipalities to encourage the Province for:

a) Timely construction and completion of Highway 427 to proposed terminus at Major Mackenzie Drive;

b) Initiating the planning of a Highway 427 extension beyond the proposed terminus at Major Mackenzie Drive to Highway 9 and beyond.

4.5.20 The Town will work with the Ministry of Transportation, the Regions of Peel and York and the cities of Brampton and Vaughan, to implement road network improvements in the vicinity of the Highway 427 extension in accordance with the recommendations of the joint municipal Highway 427-Peel Transportation Master Plan Study.

4.5.21 The Town will work with the Region and area municipalities to devise policies in order to control frequent access points being proposed to accommodate planned developments fronting on Major Regional Roads. The Region, in

consultation with area municipalities, will be encouraged to:

a) Pursue the timely and appropriate review of the Region's Access Control By-law; and,
b) Implement innovative road cross-section designs in order to avoid frequent access points such as consolidating accesses and the provision of service roads as appropriate.

4.5.22 Provincial Freeways are:

a) Roadways under Provincial jurisdiction.
b) Roadways intended to serve large volumes of inter-regional and long-distance traffic at high speeds.
c) Roadways of high-speed design with uninterrupted flow, with access only achieved through grade separated interchanges, designated by the Ministry of Transportation as Controlled Access Highways.

4.5.23 Development located adjacent to a Provincial Highway will also require approval from the Ministry of Transportation.

4.5.24 High-Capacity Arterial Roads:

a) Are roadways under Provincial or Regional jurisdiction.
b) Serve high volumes of medium to long distance inter and intra-regional traffic at moderate speeds and will provide access to major attraction centres.
c) Will generally have a 30 to 50 metre road allowance width with 2 to 6 lane capability and limited property access.
d) On-street parking will be discouraged.
e) Require the provision of pedestrian facilities on both sides of the road, as deemed feasible.

4.5.25 Medium-Capacity Arterials:

a) Are roadways under Regional or Town jurisdiction.
b) Serve moderate volumes of medium distance traffic at moderate speeds with limited property access.
c) Will have a 20 to 36 metre road allowance with 2 to 4 lane capability.
d) On-street parking will be discouraged.
e) Require the provision of pedestrian facilities on both sides of the road, as deemed feasible.

4.5.26 Low-Capacity Arterials:

a) Are roadways under Regional jurisdiction.
b) Serve low to moderate volumes of short distance traffic at relatively low speeds and are sections of medium capacity arterial roadways where physical or environmental barriers restrict right-of-way width or design speed.
c) Will have a 20-metre road allowance with 2 lane capability.
d) On-street parking will be discouraged.
e) Require the provision of pedestrian facilities on both sides of the road, as deemed feasible.

4.5.27 Collector Roads:

a) Are roadways under the Town's jurisdiction.
b) Serve low to moderate volumes of short distance traffic between local and arterial roads.
c) Provide individual property access with some limitations.
d) Will have a 20 to 26 metre road allowance with 2 to 4 lane capability.
e) On-street parking may be permitted.
f) Require the provision of pedestrian facilities on both sides of the road, as deemed feasible.

4.5.28 Local Roads:

a) Are roadways under the Town's jurisdiction.
b) Serve local traffic only and provide connections to collector roadways.
c) Provide direct property access.
d) Will have a 16 to 20 metre road allowance with 2 lane capability.
e) On-street parking may be permitted.
f) Require the provision of pedestrian facilities on both sides of the road, as deemed feasible.

4.5.29 The collector and local roads on the Schedules of this Plan are for orientation purposes only and such indications do not constitute designations of such roads in the Official Plan and therefore will not require any amendments in the event that the location of such roads is changed. Similarly, the identifications of Regional Roads are shown for convenience and consequently, any addition or removal of

such Regional Roads from Schedule G1 to reflect the designation changes in the Regional Official Plan will not require an amendment to Caledon's Official Plan.

4.5.30 The Town will seek to achieve the necessary right-of-way widths and provide the number of lanes within the range set in this plan. Necessary right-of-way widths will be acquired through Secondary Plan process and/or conditions of approval for subdivisions, severance, or site plans, or through purchase, expropriation, gift, bequeathment or other appropriate means.

4.5.31 Any road that has less than the minimum public right-of-way width requirements identified on Schedule G4 will be considered for widening pursuant to the relevant sections of the *Planning Act*, dealing with road widenings as a condition of development approvals.

4.5.32 Intersection road allowances may be required in excess of the designated road allowances to provide for daylight triangles, lane channelization, or traffic control devices.

4.5.33 Road widenings in excess of road allowance requirements may be required along roads to provide lands for environmental considerations, facilitate culverts, cut and fill requirements, bridges, overpasses and for auxiliary turn lanes to provide better access and improve traffic operations.

4.5.34 When lands for a road widening are obtained by dedication through the development process, they will be secured in equal amounts from both sides of the roadway. In cases where there are constraints, such as environmental features or cemeteries, or other policy objectives to be considered, such as heritage conservation, off-set or single-sided road allowance widenings may be considered.

4.5.35 Where existing developments, road alignments, or topography make it impractical to obtain desired road widenings, road improvements may be designed within the existing right-of-way.

4.5.36 To maintain and protect the traffic capacity of all arterial and collector roadways, the number and location of intersections will be controlled by the Town by:

a) Controlling driveway access;
b) Encouraging common access for commercial and industrial development;
c) Controlling future land uses that would have adverse effects on congested roads and intersections; and,
d) Require the submission of Traffic Impact Studies for development proposals that the Town considers significant traffic generators, or that have proposed locations which contribute traffic to roadways which are experiencing congestion problems.

Design and Construction of Roads

4.5.37 The construction of new collector and local roads within the Town of Caledon will conform to the recommended geometric design standards for the Town of Caledon. The reconstruction of existing Town roadways will conform to tolerable standards agreed to between the Province and the Town. Construction standards for arterial roadways will be dictated by the jurisdictional authority. The design and construction or reconstruction of roadways will be designed to withstand the impacts of local climate changes, as identified in the Town's Risk and Vulnerability Assessment. The use of lower carbon materials for the construction of roads are encouraged.

4.5.38 Any costs associated with design, road construction, and transportation improvements necessitated by any subdivision of land, development or redevelopment will be the responsibility of the developer either directly, or through appropriate Development Charges. The Town will determine by agreement the design and associated costs.

4.5.39 Notwithstanding the Mobility policies of this Plan, within the Niagara Escarpment Plan Area, only essential road infrastructure will be permitted on lands designated either Escarpment Natural Area or Mineral Resource Extraction Area, and the installation of all new or reconstructed road

infrastructure will be consistent with the objectives, policies and development criteria of the Niagara Escarpment Plan.

4.5.40 Prior to development of new or expanded road infrastructure within the Niagara Escarpment Plan Area, approval is required from the Niagara Escarpment Commission.

4.5.41 Within the Niagara Escarpment Planning Area the objective is to design and locate new and expanded transportation facilities so the least possible change occurs to the environment and the natural and cultural landscape. All new and reconstructed road infrastructure will be designed and located to minimize the impact on the Escarpment environment and be consistent with the objectives of this Plan. Examples of such site and design guidelines include the following:

a) Grading and tree removal should be minimized where possible, especially for mature healthy trees, through realignment and utilization of devices such as curbs and gutters, retaining walls and tree wells;
b) Finished slopes should be graded to a 2:1 minimum slope and planted; large cuts should be terraced to minimize surface erosion and slope failure;
c) Site rehabilitation should use native species of vegetation and blend into the surrounding landscape; and,
d) Vegetation screens should be used where feasible.

4.5.42 Notwithstanding the policies of Section 4.5, only essential infrastructure is permitted within lands identified as Environmental Policy Area in the Schedules to this Plan, in accordance with the provisions of Chapter 5.

4.5.43 Alternative transportation planning and design standards will be explored and implemented, as appropriate, in order to recognize the form and character of existing historic communities, to preserve cultural heritage resources and to protect and enhance the natural environment.

4.5.44 Aggregate and extractive uses are present in the rural areas. The transportation network will need to consider goods movement to and from quarry sites.

Public Transit

A key future component of the Town's transportation system is the role of public transit. These policies are intended to support the enhanced use and accessibility of public transit and specific policies have been formulated with regard to the provision of expanded GO Bus Service, provision of GO Rail Service to Bolton, the optimum location of a GO rail station in Bolton, bringing Hurontario Street higher order transit into the Mayfield West community and advocating an expanded role for the Region of Peel in addressing the Town's transit needs.

4.5.45 The Town will examine the need for a public transit service, as warranted by economic feasibility and service demand, and will incorporate the transit function in the planning and development process by:

a) Establishing a grid system for roads as development occurs, to enable effective transit use for community services, the efficient movement of traffic and emergency vehicle access;

b) Including future public transit facilities in the formulation of secondary plans;

c) Providing future transit facilities in staging settlement expansions and future development;

d) Including future public transit facilities in the approval process for subdivision plans, site plans and other development proposals;

e) Locating high density residential or commercial developments on anticipated transit routes or within 400 metres of those routes;

f) Locating retirement homes and community facilities on anticipated transit routes or within 200 to 300 metres of those routes; and,

g) Encouraging the use of park 'n' ride automobile facilities and ride sharing centres, to access inter-regional and municipal transit services connecting the Town with urban centres.

4.5.46 The Town will collaboratively work with the Region, Metrolinx, Province, neighbouring municipalities and other appropriate jurisdictions to:

a) Expedite provision of GO Rail service to Bolton;
b) Protect the location for the future GO Rail service that has been identified by Metrolinx and the Province;
c) Enhance the existing GO Bus services passing through Bolton; and,
d) Explore opportunities for a future extension of the Hurontario Transit Corridor north of Mayfield Road into the Mayfield West community.

4.5.47 The Town, with the assistance of the Region of Peel and other appropriate jurisdictions, will continue discussions with the City of Brampton for the extension of Brampton Transit services to serve the residents and businesses in Bolton and also to provide future services to the Mayfield West Community in the Town.

4.5.48 The Town, with the assistance of the Region of Peel, will work with York Region to explore the possibility of the extension of future bus services on King Street, Highway 9 and Major Mackenzie Drive to key destinations in the Town.

4.5.49 The Town, with the assistance of the Region of Peel, will undertake discussions with the concerned jurisdictions and interest groups to investigate the feasibility of developing the Orangeville Railway Line corridor to serve the future travel demand in the Town.

4.5.50 The Town will work with the Region of Peel to encourage the Ministry of Transportation to accommodate higher order transit services on the future extension of Highway 427 to cater to the peak commuter travel between Bolton and the GTA activity centres.

4.5.51 The Town will continue to work with the Region of Peel for the provision of transportation services such as Peel "Trans Help" door to door accessibility service and other related programs/services which accommodate transportation needs for members of the Town community with disabilities.

Transportation System Management and Demand Management

The policies respecting Transportation System and Demand Management are focused on augmenting the capacity of the existing transportation system to ensure an optimal mix of both supply and demand rather than always adding capital-intensive new facilities.

Transportation System Management strategies are the set of measures which are effectively used to optimize the road network capacity, especially due to the increased demand for limited road capacity and the inability to keep constructing new transportation infrastructure to satisfy that demand due to right-of-way and funding constraints.

4.5.52 The Town will encourage the maintenance of efficient traffic flows by design improvements such as jog elimination, regulation of turning movements, one-way streets, implementation of traffic control devices, parking restrictions, intersection geometric improvements, as required by the site conditions and traffic flows and in accordance with the Town's Traffic By-law.

4.5.53 The Town will strive to achieve a significant increase in vehicle occupancy rates on an overall basis by continuing to work with the Region of Peel to encourage employers/employees to choose sustainable modes of transportation for their daily commutes.

4.5.54 In new developments in the designated greenfield areas, the Town will require the creation of street configurations, densities and urban form that prioritize walking, cycling and that can accommodate the early integration and sustained viability of transit services.

Railways

Railway maintenance and operation is under the jurisdiction of the Government of Canada which is managed by the various railway companies, namely Canadian Pacific Rail (CP) and Canadian National (CN).

4.5.55 The Town recognizes the importance of the railroad system within the transportation network and in this respect:

a) The Town will facilitate, where feasible, the provision of freight service to industrial areas;

b) The Town will minimize, where feasible and desirable, the disruption of traffic flow on arterial roadways by rail services;

c) The Town will seek financial assistance from senior levels of government for road/rail grade separations, where appropriate;

d) The Town will work in conjunction with senior levels of government and the rail companies in the planning and development of new rail facilities and the relocation/reconstruction of existing facilities, where improvements in freight movement and/or safety measures are primary concerns;

e) The Town will pursue the use of existing railway lines for future commuter passenger service; and,

f) The Town will protect residential areas from noise, glare and air pollution, subject to jurisdictional limitations, in accordance with established standards.

Airports

The Toronto Pearson International Airport is an important element in the Region of Peel's transportation system and is a positive economic attribute for the Town of Caledon. It provides national and international transportation linkages, creates a substantial number of employment opportunities and is a large generator of direct and indirect economic benefits for the Region of Peel and the Greater Toronto and Hamilton Area.

The Brampton Airport is an important local land use planning consideration, both in terms of the airport's potential future role in the Town as well as the need to ensure that land use change in the vicinity of the airport is compatible with its function.

4.5.56 The Town will ensure that development adjacent to the airport is compatible with airport operations and the needs of the residents. The Town will discourage land uses which may cause a potential aviation safety hazard.

4.5.57 In accordance with provincial policies and requirements, in areas near the Brampton Airport above 30 NEF/NEP, new residential development and other sensitive land uses are

prohibited and the redevelopment of existing residential and other sensitive land uses will be permitted only if it has been demonstrated that there will be no negative impacts on the long-term function of the airport.

Parking Management

The Town recognizes the need to achieve careful planning by balancing the location, quantity and cost of parking in conjunction with the approval of development in order to facilitate an efficient transportation system. Appropriate policies have also been incorporated to support carpool lots at strategic locations to integrate with GO Transit and highway interchanges.

4.5.58 The Town will ensure adequate off-street parking facilities are provided to meet the parking demands generated by various lands uses. Furthermore:

a) The Town will specify standards for off-street parking requirements for each land use type within the implementing Zoning By-law;

b) Off-street parking facilities will be provided through zoning and site plan requirements; and,

c) The Town may acquire, develop and operate public parking facilities.

4.5.59 The Town will designate parking facilities for vehicles used in the transportation of physically disabled persons, which will be a part of the site plan process in new development proposals.

4.5.60 The Town will apply design standards for off-street parking facilities through the site plan process, which will, among other things, include locations, layout, construction, separation and lighting criteria.

4.5.61 The Town will work with the Region, neighbouring municipalities, Metrolinx, the Province and other appropriate jurisdictions to devise a long-term Carpool Lot Strategy.

4.5.62 The Town will promote the establishment of carpool lots at strategic locations to integrate with GO Transit, York Region Transit, Brampton Transit and major highway interchanges.

4.5.63 The Town may require through Green Development Standards, electric vehicle charging infrastructure or electric vehicle ready in new and existing developments.

4.5.64 The Town may allocate portions of curbside and public parking at various times and locations according to the context, for uses such as Parking spaces for bicycles, commercial cargo e-bikes, electric vehicle charging stations a car share program, or for small events.

4.5.65 The Zoning By-law may determine minimum electric vehicle equipment requirements where private parking is provided for larger-scale mixed-use mid-rise and high-rise residential office and industrial developments.

Active Transportation

Active transportation is any form of human-powered transportation, such as walking, bicycling, using a wheelchair, in-line skating, skateboarding, skiing, canoeing, and more. Walking and cycling are among the most popular forms of active transportation.

Active transportation offers an alternative to trips made by automobile, especially for trips covering short distances. Increased reliance on active transportation, by itself or in combination with other sustainable modes, would not only help reduce the capacity strain on the transportation system but will have immense individual, societal, environmental, and economic benefits. An increased share of trips made by active transportation would contribute towards the sustainability of the transportation system, reduce transportation-related pollutant emissions, provide health benefits, and increase peoples' connection to their communities.

4.5.66 The Town will implement an active transportation system that incorporates comfortable and accessible pedestrian and cycling facilities that meet the needs of residents and workers, including children, youth, seniors and people of all abilities.

4.5.67 The Town will work with the Province, Region, Metrolinx, neighbouring municipalities and other stakeholders to develop, implement and regularly update an Active Transportation Master Plan that:

a) Establishes a comprehensive walking and cycling network that continues to connect settlement areas and rural settlement areas;

b) Establishes links between intensification areas, major public spaces, transit hubs/terminals, employment and activity centres, downtown cores, schools and institutions, and the transportation network within the Town and in neighbouring municipalities;

c) Establish a trail system that is integrated with the pedestrian network and includes connections to open spaces;

d) Inventories existing cycling facilities and outlines where additions and improvements can be made;

e) Identifies opportunities and locations for safe pedestrian and cycling crossings, including strategically located grade-separated crossings.

f) Outlines priority projects and creates an implementation timeline for the plan; and,

g) Establishes key performance indicators that support a monitoring program to assess the usage, impact, and effectiveness of existing and newly built facilities and the Active Transportation Master Plan.

4.5.68 The Town will promote active transportation modes in collaboration with relevant jurisdictions and agencies by implementing infrastructure elements and requiring active transportation systems for new developments that include but are not limited to:

a) Provisioning for safe and convenient active transportation facilities such as sidewalks, multi-se paths, trails, cycling infrastructure, and bicycle parking for all development applications;

b) Establishing Site Plan control requirements to improve pedestrian and cycling connectivity at and between a site;

c) Building safe active transportation facilities that make connections between settlement areas and rural settlement areas;

d) Designing sidewalks and cycling facilities to remain consistent with *Accessibility for Ontarians with Disabilities Act* standards to achieve a barrier-free network accessible for all ages and abilities;

e) Providing a degree of separation for bicycle facilities where applicable;

f) Providing bike parking and storage facilities at transit terminals and MTSAs;

g) Providing safe pedestrian and cycling facilities in the vicinity of transit stops and stations;

h) Provisioning for pedestrian facilities on all existing, new and reconstructed roads during the review of development applications and as part of road construction and reconstruction projects, while also considering the impact to the character of the community and surrounding land uses and design;

i) Adopting requirements for minimum bicycle parking spaces, bicycle storage facilities and other active transportation amenities, such as showers and change rooms, in conjunction with all high/medium density residential developments, employment nodes and other appropriate locations;

j) Integrating active transportation facilities where possible when designing and constructing/reconstructing roads, bridges, and intersections; and

k) Ensuring that all active transportation facilities meet or exceed industry safety standards, and are supported through appropriate design, signage and consistent safety enforcement.

4.5.69 The Town, with the assistance of the Region of Peel, will undertake discussions with the concerned jurisdictions and interest groups to investigate the feasibility of developing the Orangeville-Brampton Railway Line (OBRY) as a future active transportation corridor to serve the future travel demand and active lifestyles in the Town

4.5.70 The Town will work with the Region of Peel, schoolboards, and the private sector to promote the use of active transportation by students as a means to support the Peel Safe and Active Routes to School program.

4.5.71 The Town will work with all levels of government, non-governmental community groups, and the private sector on initiatives and educational programs that promote the use of active transportation to increase its mode share within the Town and across the Region.

4.5.72 The Town will encourage the development of a system of bicycle and pedestrian facilities to link major public open spaces, activity centres, public washrooms, and the transportation network in a manner that enhances the quality of life for residents, businesses and visitors.

4.5.73 Consideration will be given in all new subdivision and development proposals to provisions for multi-use links with transportation networks.

Trucking and Goods Movement

Goods movement is an important aspect of the overall transportation system. Safe and efficient movement of goods and services within and through the Town is essential for sustainable economic growth and is an important component of the Town's economy in attracting and retaining a wide range of industries and businesses. In order to gain a competitive edge, the Town needs to ensure that goods are transported in an efficient and timely manner by utilizing integrated transportation networks. The movement of trucks in the Town is regulated by means of a By-law, which restricts heavy truck movement to certain parts of the arterial road network and also regulates vehicle weights relative to the carrying capacity of roads and bridges.

4.5.74 To provide for the safe efficient movement of trucks through and within the Town and minimize the impact of heavy trucks on residential areas, the Town:

a) Will generally encourage the primary through truck traffic onto high-capacity arterial roadways, where road pavement structure is deemed structurally adequate. The Town will endeavour to keep the arterial roads open to truck traffic throughout the year;

b) Will permit truck use of medium capacity arterials and collector roadways only as connectors to service high-capacity arterial routes, pending structural suitability;

c) Will prohibit truck traffic on all local roadways, except in cases of local delivery and only in the absence of alternative acceptable routing;

d) May restrict heavy truck usage on part or all thereof of any municipal right-of-way through passage of a "No Heavy Truck" by-law; and,

e) May endeavour to impose seasonal load restrictions on arterial and collector roadways for reasons of structural inadequacy. Primary route closures due to seasonal load restrictions will be discouraged and every effort will be made to re-route truck traffic onto acceptable routes for the term of the restriction.

4.5.75 The Town will work with the Region of Peel, other appropriate levels of government and industry stakeholders to develop and support a comprehensive, integrated and effective multi-modal goods movement system for the safe and efficient movement of goods.

4.5.76 The Town will work with the Region, Metrolinx, the Province and other levels of government to formulate a strategic goods movement network and to define a truck route network for the Town.

4.5.77 The Town will support the Region of Peel and other jurisdictions in an effort to acquire a necessary goods movement database for strategic planning, analysis and formulation of goods movement plans and programs.

4.5.78 The Town will promote the Region of Peel to investigate the feasibility of truck-only lanes on selected roads in Peel and the Town will support the Region's efforts in encouraging the Province to undertake highway improvements in a timely fashion.

4.5.79 The Town will endeavour to minimize the adverse noise and pollution impacts associated with truck traffic particularly in residential areas through the following measures:

a) Through-truck movement to be prohibited on collector and local roads within residential neighbourhoods;

b) Activities generating substantial truck traffic will be encouraged to locate near arterials and Provincial highways; and,

c) Work with the Region and Province to improve connections between arterials, expressways and inter-modal freight facilities to ensure that through traffic is concentrated on major arterials and highways due to their separation from residential areas.

4.5.80 The Town will work with the Region and other jurisdictions to encourage railway companies to play a more significant role in the movement of goods to and from the Town of Caledon.

Implementation and Monitoring

4.5.81 A comprehensive implementation strategy is needed along with financial commitment to ensure that the transportation objectives of this Plan are met. The Town's capital budget indicates priorities for improving transportation facilities. Furthermore, the Town will investigate and implement, as appropriate, new capital and operating programs as required to increase the level of service throughout the Town.

4.5.82 The transportation system will be monitored through regular measurement of traffic characteristics that affect the efficiency of the road network and the demand for public transit services. The network monitoring will assist in the planning and scheduling of system improvements. Council may also initiate studies, to provide for a transportation review. Such studies will provide the necessary background information needed for official plan amendments, where necessary, to update the transportation plan and its policies.

4.5.83 The Town will promote monitoring of the individual and cumulative effects of the transportation system on Natural Heritage Systems, including the effects of salts and toxic residues.

4.6 Managing Our Civic Infrastructure

Vision

The Town's Civic Infrastructure supports our economy and the quality of life of our residents. Civic infrastructure delivers all of the services that make the Town run - it is the roads we drive on, the bridges we pass over, the recreational facilities we swim in, and the pipes that convey our water, to name only a few.

It is the intent of Council and this Plan to promote the Town's infrastructure networks that exemplify the principles of sustainability, balancing environmental, socio-cultural, financial and economic considerations. Infrastructure should be planned to consider the full life-cycle costs; this long-term thinking will lead to more sustainable decision-making which is also more

Hard infrastructure includes physical facilities that form the foundation for existing or planned developments, which include potable water, stormwater and sewage systems, waste management systems, roads and lanes, and public buildings.

Soft Infrastructure are programs and services such as transit, recreational programs, libraries and social services that are provided using physical facilities and infrastructure.

affordable in the long-run. Infrastructure protects our air, natural heritage and water resource system, to ensure we develop safe and healthy communities.

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

This section applies across the Town, and addresses different infrastructure needs, opportunities, and issues.

Objectives

4.6.1 Our civic infrastructure will be planned, constructed and upgraded to ensure infrastructure planning is supported by necessary studies, assessments and documentation such as infrastructure master plans and environmental assessments and will:

a) Demonstrate Infrastructure will be financially feasible and sustainable over the long-term;
b) Demonstrate adequate water supply, and assimilative capacity and sanitary servicing capacity is available as applicable;
c) Address stormwater management at appropriate scales throughout the infrastructure or development planning process;
d) Utilize low impact development techniques and green infrastructure options to the greatest extent possible;
e) Ensure civic infrastructure is constructed, maintained and upgraded as necessary to mitigate and adapt to the impacts of climate change, while ensuring that it considers and mitigates greenhouse gas emissions; and,
f) Prioritize the protection and avoidance of the key natural heritage and water resource system features and ensure that any proposed works are supported by the appropriate environmental studies.

General Policies

4.6.2 Civic infrastructure will be planned, budgeted, and developed to conform with Town Plans, the natural heritage and water resource policies, and all of the polices of this Plan. The civic infrastructure policies of this Plan will be implemented based on long-term, coordinated infrastructure studies and plans prepared by the Town and the Region of Peel.

4.6.3 The Town will use infrastructure investment and mechanisms to facilitate intensification in planned intensification areas. Improvements to civic infrastructure to facilitate infill and intensification will be identified and a coordinated plan will be prepared. It will be a high priority to plan civic infrastructure to accommodate infill and intensification, growth and development.

4.6.4 The Town will assess infrastructure risks and vulnerabilities including those caused by climate change and identify actions to mitigate these challenges, as part of asset management planning and through individual projects.

4.6.5 Innovative practices and construction methods will be used whenever possible and feasible to develop new, and replace old, civic infrastructure. Civic infrastructure will be developed to be environmentally sustainable, assist with climate change adaptation, and lessen environmental impact.

4.6.6 The Town will promote the co-location of linear infrastructure, where appropriate. The locations of services and utilities will be coordinated to maximize the efficient use of the right-of-way and allow the greatest opportunity for street trees and low impact development, while respecting regulated separation distances.

4.6.7 Technical guidelines and design standards may be prepared in conformity with this Plan for any elements of the Town's infrastructure system.

4.6.8 All municipal infrastructure will be designed in accordance with the Town's design specifications, criteria and applicable by-laws.

Drinking Water and Wastewater Servicing

4.6.9 Water and wastewater servicing are essential components of our infrastructure, providing basic human services. Systems must be designed for reliability and resiliency, by anticipating risks and issues and integrating solutions into the design. The provision of water and wastewater servicing requires close coordination between the Town, the Region and other stakeholders to support the Town's growth over the long term.

4.6.10 The Town of Caledon is comprised of various Secondary Plans, as set out in Volume 2 of this Plan. The servicing framework and policies contained in the Secondary Plans will be implemented and adhered to as required. All new development and servicing will address the environmental protection, mitigation and management measures contained in the approved Secondary Plan Area, to the satisfaction of the Town and other relevant agencies.

4.6.11 A comprehensive water and sewer servicing study may be required in any individual settlement, prior to the release of lands for development, to ensure adequate and appropriate water and sewer services are available.

4.6.12 The Town will endeavour to ensure, in consultation with the Region, that water and sewer services are planned, developed and utilized in an efficient manner, and the Town, in consultation with the Region l, may impose conditions on servicing, including placing time limits on approvals that reserve servicing capacity.

4.6.13 The Town will direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing municipal local and regional sewage services and municipal water services.

4.6.14 Development will be in conformity with the master servicing and stormwater management plans prepared for the area; however, additional reports by qualified Engineers addressing storm, sanitary, water, noise attenuation, transportation issues and hydro services may be required.

4.6.15 The design of these services will comply with Town standards as well as those of the respective public and private utility providers.

4.6.16 The Town will ensure that sewer and water systems are planned and commissioned in a manner that:

a) Can be sustained by the water resources upon which such services rely;

b) Prepares for the impacts of a changing climate; Is feasible, and financially viable over the lifecycle; and,

c) Protects human health and safety and the natural environment.

4.6.17 The Town of Caledon will promote water conservation and water use efficiency.

4.6.18 Policy Areas may be established within settlement areas, to designate areas which are proposed for development during the Plan Period, but which may be subject to specific constraints including timing, servicing and other factors.

Estate Residential

4.6.19 Every lot in an estate residential plan of subdivision must be serviced with a private sewage disposal system for the treatment of domestic wastes. Each system must conform to the standards of and be approved by the Province, Conservation and Parks or its designated agents.

4.6.20 An applicant for an estate residential plan of subdivision will be required to undertake any studies deemed necessary to assess the probability of contamination of wells on nearby properties by septic system leachate or other source of contamination likely to be caused by the proposed development. Based on the results of such studies the applicant may be required to carry out any redesign of remedial works necessary to minimize the probability of contamination.

4.6.21 As directed by the Region, the Town is to only permit new development dependent on septic systems regulated under the *Building Code Act* in wellhead protection areas and issue contributing areas, where septic systems would be a significant drinking water threat, if the lot size for any development is based on the most current provincial guideline for individual on-site servicing. Lots of record that existed on the date of effect of the source protection plan are exempted.

4.6.22 The Town encourages the Region to prepare a Master Servicing Strategy for the Palgrave Estate Residential Community which should include, but not necessarily be limited to, a consideration of sewage treatment strategies and the hydrogeological impacts of expanding the Palgrave communal water supply system.

Employment Areas

4.6.23 Employment Areas will be developed either on full regional piped services, individual private services or a combination of

both. The servicing requirements of employment areas are set out in each land use designation.

4.6.24 All development will proceed by way of full municipal servicing including improvements to Highway 50, including appropriate cost-sharing agreements to the satisfaction of the Town and the Region. All development will be serviced by full municipal sanitary and storm sewers, municipal roads, municipal water, hydro and other utilities. The design of these services will comply with Town standards as well as those of the respective public and private utility providers.

4.6.25 An overall Servicing Plan will be required, approved by the Town and the Region, to address drainage and servicing issues and including impacts both up and down stream. Final design details will be determined prior to site plan approval under Section 41 of the *Planning Act,* in accordance with a detailed Drainage and Engineering Service Report to the satisfaction of the Town, the Region and/or the Toronto Region and Conservation Authority. A Servicing Agreement will be in place to the satisfaction of the Town, the Region and Conservation Authorities to provide for any off-site works to service the development.

4.6.26 As encouraged by the Region, the Town of Caledon may require Master Environmental Servicing Plans or an equivalent plan as part of a complete application in all vulnerable areas to avoid locating development infrastructure, stormwater pond discharges and sanitary sewers and related pipes in all vulnerable areas where the infrastructure would be a significant drinking water threat.

4.6.27 That the Town will promote safe and effective maintenance of individual private wastewater systems in order to protect groundwater and surface water quality.

4.6.28 The Town of Caledon will work with the Region of Peel to include storm drainage from Regional roads (ultimate width) in the development of Master Environmental Servicing Plans and the Stormwater Master Plan.

Rural System

4.6.29 The Town will require the proponent of a proposed development in the Rural System, in the absence of municipal

sewage services and/or municipal water services, to provide a comprehensive assessment of alternative methods of providing sewage and water services for the development. The preferred servicing option will ensure that:

a) Ground water quality and quantity will be protected;

b) Natural heritage features and areas, ground water and surface water features and areas, and hydrologic functions and the linkages among them will be protected or improved;

c) The servicing method will be the most suitable option for the characteristics of the site, the natural environment and existing and planned land uses;

d) The servicing will be financially feasible and sustainable for the Region; and,

e) Where the Region has conducted an assessment of private communal sewage services and private communal water services and has determined that this option is not an acceptable servicing option, private communal sewage services and private communal water services will not be considered as a servicing option.

4.6.30 The Town will participate, as appropriate, in one or more joint planning studies in cooperation with the Region of Peel, Region of York, City of Brampton, and City of Vaughan, to establish mutual long-term transportation and transit implementation strategies and servicing infrastructure requirements respecting designated and proposed development in the vicinity of Regional Road 50 in Brampton and Vaughan.

4.6.31 Development dependent on septic systems governed under the *Building Code Act* will be restricted on vacant existing lots of record in wellhead protection areas A, B and E with a vulnerability score of 10 and issue contributing areas for nitrates or pathogens. Septic systems may be permitted if the development is subject to site plan control in order to ensure that the location and design is optimized in relation to significant drinking water threats.

4.6.32 The creation of new lots requiring septic systems governed under the *Building Code Act* will be restricted in wellhead protection area A, where the activity would be a significant drinking water threat.

Wellhead Protection Areas

4.6.33 The creation of new lots requiring septic systems governed under the *Building Code Act* will be restricted in wellhead protection areas B and E with a vulnerability score of 10 and issue contributing areas for nitrates or pathogens. New lots will only be permitted if a hydrological assessment to determine the appropriate development density has been prepared by a qualified professional licensed to carry out the work and the municipality is satisfied that the activity will not become a significant drinking water threat.

4.6.34 Development dependent on septic systems governed under the in wellhead protection area A, where the activity would be a significant drinking water threat.

4.6.35 Development dependent on septic systems governed under the *Ontario Water Resources Act* will be restricted in wellhead protection areas B and E with a vulnerability score of 10 and issue contributing areas for nitrates, pathogens, sodium or chloride. New development will only be permitted if it has been demonstrated through an approved environmental assessment or similar planning process that the location of the septic system is the preferred alternative, and the safety of the drinking water system has been assured.

4.6.36 The use of land for the establishment of a new stormwater management facilities will be prohibited in wellhead protection area A, where the discharge, including infiltration, of stormwater to land/or surface water would be a significant drinking water threat.

4.6.37 The Town will restrict the use of land for the discharge of stormwater to land/or surface water from a stormwater management facility in wellhead protection area B with a vulnerability score of 10, wellhead protection area E with a vulnerability score of 8 or greater, and in issue contributing areas for nitrates, pathogens or chloride, where the activity would be a significant drinking water threat. The use of land for the discharge of stormwater will only be permitted if it has been demonstrated through an approved environmental assessment or similar planning process that the location of the discharge from a stormwater management facility is the

preferred alternative and the safety of the drinking water system has been assured.

4.6.38 The Town will restrict development dependent on sanitary sewers and related pipes in wellhead protection areas A, B and E with a vulnerability score of 10, and in issue contributing areas for nitrates or pathogens. New development dependent on sanitary sewers and related pipes will only be permitted where it has been demonstrated through an approved environmental assessment or similar planning process that the location of the sanitary sewer and related pipes is the preferred alternative, and the safety of the drinking water has been assured.

4.6.39 The Town will prohibit the use of land for the establishment of sewage storage facilities in wellhead protection area A with a vulnerability score of 10, wellhead protection area E with a vulnerability score of 9 or greater, and in wellhead protection area E in an issue contributing area for nitrates or pathogens, where the activity would be a significant drinking water threat.

4.6.40 Sewage storage facilities will be restricted on lands in wellhead protection area B with a vulnerability score of 8 or greater, wellhead protection area C with a vulnerability score of 8, and issue contributing areas for nitrates or pathogens. The use of land for sewage storage facilities will only be permitted where it has been demonstrated through an approved environmental assessment or similar planning process that the location of the sewage storage facility is the preferred alternative, and the safety of the drinking water system has been assured.

4.6.41 Development dependent on the establishment of sewage works will be prohibited where the sewage works discharge would be a significant drinking water threat and the discharge is to surface water from:

a) Combined sewer discharge from a stormwater outlet to surface water or sewage treatment plant bypass discharge to surface water in wellhead protection area E with a vulnerability score of 8 or greater, and in wellhead protection area E in an issue contributing area for nitrates or pathogens;

b) Industrial effluent discharges in wellhead protection area E with a vulnerability score of 8 or greater, and in wellhead protection area E in an issue contributing area for nitrates, pathogens or chloride; and

c) Sewage treatment plant effluent discharges including lagoons in wellhead protection area A and B with a vulnerability score of 10, wellhead protection area E with a vulnerability score of 8 or greater, and in a wellhead protection area E in an issue contributing area for nitrates or pathogens.

Stormwater Management

Infrastructure is needed to provide clean water to everyone, to manage sewage and stormwater and treat it before it goes into the lake. Water and wastewater services are important foundations for growth, as well as for maintaining the quality of life.

In the face of climate change, there is an increased emphasis on the need to provide sustainable stormwater management solutions, as increased frequency and intensity of storm events will pose a greater burden on infrastructure. The Town of Caledon emphasizes an approach to stormwater management that sets out innovative stormwater solutions that are to be considered at the lot level, during conveyance and at the end-of-pipe stage.

4.6.42 The Town of Caledon will develop a comprehensive Stormwater Management Master Plan that will provide a road map and framework for future development, existing infrastructure, and the operation and maintenance of stormwater infrastructure. The Plan will consider climate change adaptation and building community resiliency, as well as assessing and managing infrastructure vulnerability. The Plan will ensure compliance and alignment with applicable regulations and Acts, including but not limited to the Lake Simcoe Protection Plan, the Oak Ridges Moraine Conservation Plan Area, Niagara Escarpment Plan.

4.6.43 All public and private development will require stormwater servicing and will be designed to:

a) Prevent the loss of life, personal injury, and property damage;
b) Fulfill water quality objectives, in compliance with provincial and federal requirements;
c) Control erosion and sedimentation within natural watercourses;
d) Minimize on-site and downstream flooding;
e) Manage urban runoff using a treatment train approach to stormwater management with emphasis on source and conveyance controls;
f) Manage overland flow routes;

g) Maintain or enhance the flow regime in receiving watercourses;

h) Maintain pre-development ecologically based water balance;

i) Protect and enhance features and functions of the Natural Heritage and Water Resource System;

j) Provide amenity spaces that are integrated into the design of neighbourhoods, development sites, parks, and open spaces;

k) Promote innovation by encouraging green infrastructure, stormwater attenuation, re-use, and low-impact development;

l) Build community resilience through consideration of future climates within stormwater design;

m) Strive to reduce the potential for future flooding events through pro-active stormwater management; and

n) Manage stormwater as a resource.

4.6.44 An overall Servicing Plan will be required, approved by the Town and the Region, to address drainage and servicing issues and including impacts both up and down stream. Final design details will be determined prior to site plan approval under Section 41 of the *Planning Act,* in accordance with a detailed Drainage and Engineering Service Report to the satisfaction of the Town, the Region and/or the Toronto Region and Conservation Authority. A Servicing Agreement will be in place to the satisfaction of the Town, the Region and Conservation Authorities to provide for any off-site works to service the development.

4.6.45 The Town of Caledon is comprised of various Secondary Plans, as set out in Volume 2 of this Plan. The stormwater management framework and policies contained in these Secondary Plans will be implemented and adhered to as required. Stormwater management facilities will be pursuant to the Master Drainage Plan approved for the Secondary Plan Area.

4.6.46 The Town will employ the use of a treatment train approach to stormwater management to meet water quality, water balance, water quantity, and erosion criteria. The treatment train approach uses lot-level, conveyance and end-of-pipe controls to manage stormwater where if falls, along its path and prior to entering the environment.

4.6.47 Stormwater runoff volume and pollutant loadings from development will be reduced by:

a) Encouraging implementation of a hierarchy of source, lot-level, conveyance, and end-of pipe controls; and,

b) Encouraging the implementation of innovative stormwater management measures.

4.6.48 The Town will encourage incorporation of alternative community design and stormwater techniques in development standards, such as those related to site plan design, lot grading, ditches and curbing, road widths, road and driveway surfaces, and the use of open space as temporary detention ponds.

4.6.49 A low impact development evaluation may be required by the Town as part of a stormwater management plan for major development. Such an evaluation will take into account any requirements or guidelines in any existing stormwater management plans, subwatershed studies, the policies of the Lake Simcoe Protection Plan (where this applies) and other agency technical guidance.

4.6.50 The Town will require the implementation of low impact development and green infrastructure stormwater management practices in accordance with provincial requirements and guidelines.

4.6.51 All new development will utilize generally accepted best practices in stormwater management, which will be the highest level determined to be technically feasible.

4.6.52 Stormwater management and retention facilities, including ponds and swales, will be naturalized, as necessary, and incorporated into the overall fabric of the Town to the extent possible, through the use of low impact development techniques and future-proofed for the worsening impacts of climate change.

4.6.53 Stormwater management facilities will be naturalized and integrated with open spaces and trails, where safe and possible.

4.6.54 The Town will develop a stormwater program to develop and implement policy, design, criteria, operations, and

maintenance and monitoring requirements for stormwater services in line with regulatory requirements.

4.6.55 If lands related to a natural heritage feature are dedicated to the Town in accordance with the policies of this Plan, such lands are not intended to be developed for active parkland purposes. In addition, appropriate clauses will be inserted in all agreements of purchase and sale advising potential purchasers that such lands are not to be developed as parkland and generally not landscaped.

4.6.56 Landform alteration including the leveling of hills and crossings of watercourses will be avoided to the extent possible, to encourage a built fabric that is harmonious with the natural landscape.

4.6.57 The Town will develop a formal environmental land use planning process in which the following are developed and employed throughout the planning process:

a) Watershed Plan - The watershed consists of an area of land that drains to a major river, lake or stream and represents a complex Natural Heritage System that is influenced by processes associated with the natural environment and human activities. The watershed plan addresses environmental issues associated with studies at the Official Plan level and sets the stage for determining the effects of existing and proposed land use practices on the resources within the watershed. Watershed plan recommendations typically identify at the macro level how land use changes should proceed while minimizing impacts to the watershed resources. Recommendations from the watershed plan are often used to focus and direct further investigations at the subwatershed level.

b) Subwatershed Plan - The existing environmental conditions within the subwatershed are identified and defined through a series of technical studies including surface water resources, hydrogeology, fluvial geomorphology, surface water quality, terrestrial resources and aquatic resources. Form, function and linkages of natural systems are identified and constraints to development are delineated based on establishing the environmental goals and objectives for the subwatershed. Alternative subwatershed management strategies are developed and evaluated to determine the preferred strategy

to implement in terms of achieving the established goals and objectives.

Based on the preferred alternative, recommendations are prepared that will specify areas for protection, restoration and/or enhancement. Regarding stormwater management, recommendations are typically made in terms of the level of controls required for water quality, erosion and quantity control (flood protection). Finally, a plan is proposed that will ensure that the recommendations are implemented. Environmentally sound land use designations and development policies are ensured as the information from the subwatershed plan is incorporated into the planning documents.

c) Master Drainage Plan - The Master Drainage or Environmental Management Plan takes the form of a variety of studies referred to as a Master Drainage Plan, Environmental Implementation Report, or Master Environmental Servicing Plan and is typically carried out prior to consideration for Draft Plan Approval. The Master Drainage or Environmental Management Plan demonstrates how development can proceed in accordance with the requirements and criteria established in the Subwatershed Plan. Details provided in the plan include a review of existing information and existing environmental conditions, the establishment of constraint and opportunity mapping, and the development of a preferred environmental and stormwater management strategy for the lands within the plan study area. A sufficient level of detail is provided to enable the preparation of the preliminary or conceptual Stormwater Management Plan for all lands within the block plan.

d) Stormwater Management Plan (Preliminary/Conceptual Design) - The Stormwater Management Plan prepared at the preliminary or conceptual design stage is typically completed as a Preliminary Stormwater Management Plan Report, a Functional Stormwater Management Plan Report, or Functional Servicing Report. A Functional Servicing Report describes the proposed water supply, sanitary servicing, storm sewer drainage system, and stormwater quality and quantity control facilities and how the servicing and development will proceed in accordance with the Master Drainage or Environmental Management Plan recommendations.

A Preliminary or Functional Stormwater Management Plan Report focuses on the storm drainage system and the proposed stormwater quality and control facilities alone without discussing the additional servicing. The Stormwater

Management Plan at the preliminary/conceptual stage provides guidelines for the Draft Plan Approval process and lays the groundwork for the detailed design stage.

e) Stormwater Management Plan (Detailed Design) - The Stormwater Management Plan prepared at the detailed design stage is referred to as a Stormwater Management Report. The Stormwater Management Report provides details and supporting calculations associated with the detailed design of the minor and major drainage system and the required source, conveyance and end-of-pipe controls (i.e. Stormwater Management Plan facilities) to achieve the criteria established in the Master Drainage or Environmental Management Plan. The Stormwater Management Report is typically prepared following issuance of Draft Plan Conditions and is required for Plan of Subdivision Approval and Registration.

4.6.58 The Town will work with the Region where drainage from development or site alterations on lands adjacent to Regional Roads needs to be conveyed by Regional stormwater infrastructure in order to maintain the natural drainage pattern in order to reduce impacts on the natural environment.

4.6.59 The Town of Caledon will prohibit stormwater management practices and all of their components within key the natural heritage system features, key hydrologic features and their vegetative protected zones.

4.6.60 Reasonable access will be provided to watercourses and stormwater facilities for maintenance purposes.

4.6.61 Manage stormwater quality and quantity to avoid, minimize, or mitigate stormwater runoff volume, contaminant loads and impacts to receiving water courses.

4.6.62 Providing effective stormwater servicing is critical to protect properties from flooding and erosion, to minimize health hazards, build resiliency in the face of climate change, and to enhance the natural environment. The planning and design of stormwater servicing infrastructure will be coordinated with the following policies and all other relevant policies of this Plan. All public and private development will require stormwater servicing and will be designed to:

a) Prevent the loss of life, personal injury, and property damage;

b) Fulfill water quality objectives, in compliance with provincial and federal requirements;
c) Control erosion and sedimentation within natural watercourses;
d) Minimize on-site and downstream flooding;
e) Manage urban runoff;
f) Manage overland flow routes;
g) Maintain or enhance the flow regime in receiving watercourses;
h) Maintain pre-development water balance;
i) Protect and enhance features and functions of the Natural Heritage System;
j) Provide amenity spaces that are integrated into the design of neighbourhoods, development sites, parks, and open spaces;
k) Promote innovation by encouraging green infrastructure, stormwater attenuation, re-use, and low-impact development;
l) Build community resilience through consideration of future climates within stormwater design and operations;
m) Strive to reduce the potential for future flooding events through pro-active stormwater management; and,
n) Manage stormwater as a resource.

4.6.63 The Town is to work collaboratively with the Region and the local municipalities of the Region of Peel to develop model policies and guidance to implement stormwater management. This may include collaboration in the development of stormwater management policies, guidelines, and tools.

4.6.64 The Town will undertake a study and implement an approach to ensure that stormwater management, operation and replacement is sustainably funded to increase reinvestment, to ensure stormwater infrastructure is maintained in a state of good repair, and to adapt to changing demands and new service requirements.

4.6.65 Design of Stormwater management facilities:

a) Will incorporate a naturalized design;
b) Will be a focal point for the community;
c) Stormwater management facilities will be integrated into the design of neighbourhoods as focal points for communities; and,

d) The design of storm drainage and stormwater management facilities will enhance the natural and visual landscape and ecological functions and provide recreational opportunities, if appropriate.

4.6.66 Improved design and construction practices to reduce the impacts of stormwater runoff:

a) Ensure that new development employs best management practices to protect the natural environment, protect water resources, and incorporate innovative solutions to mitigate the potential impacts of extreme precipitation events.

b) Pursue and implement sound stormwater management practices and sustainable management practices which will ensure protection from flooding and erosion, maintain and where feasible improve and restore groundwater quantity, improve water quality and provide recreational opportunities in the city's rivers, creeks, headwater areas and lakes; and,

c) Assess and address climate change risks and vulnerabilities when developing new, and replacing existing, infrastructure.

4.6.67 The following are restrictions of stormwater practice placement:

a) New development will be directed to areas outside of hazardous lands, including flood prone areas, and restricted to areas outside the Conservation Authority's regulated storm areas. The regulatory storm is the flood plain resulting from the greater of the regional storm or the 1:100 year storm;

b) Stormwater infrastructure, with the exception of stormwater outlets, will be located outside of the Natural Heritage System and natural hazard lands.

c) Key hydrologic features, including intermittent streams, wetlands, and Kettle lakes, will not be permitted to be used for stormwater management;

d) Landscaping of facilities will be naturalized using native vegetation to integrate within the Natural Heritage System. Subject to a Municipal Class Environmental Assessment and any applicable Natural Heritage policies, stormwater infrastructure may be integrated within the Natural Heritage System if it is demonstrated that the infrastructure provides an overall net benefit to the environment; and,

e) Control flooding in all hazard lands and areas where erosion or bank instability is evident and will seek to acquire such lands by dedication.

4.6.68 Work jointly with the Region and Conservation Authorities to maximize the extent and function of vegetative and pervious surfaces, thereby reducing the volume of stormwater needed to be managed within developed areas.

4.6.69 Work jointly with the adjacent municipalities and the Conservation Authorities to develop stormwater master plans for serviced settlement areas that:

a) Are informed by watershed planning;
b) Protect the quality and quantity of water by assessing existing stormwater systems and facilities;
c) Characterize existing environmental conditions;
d) Examine the cumulative environmental impacts of stormwater from existing and planned development, including an assessment of how climate change and extreme weather events will exacerbate these impacts and the identification of appropriate adaptation strategies;
e) Incorporate appropriate low impact development and green infrastructure approaches;
f) Identify the need for stormwater management retrofit opportunities that could improve the level of stormwater management for areas where stormwater is uncontrolled or inadequately controlled;
g) Identify the full life cycle costs of the stormwater infrastructure, and options to finance costs over the long-term; and,
h) Include an implementation and maintenance plan.

4.6.70 The Town will develop and implement stormwater management programs which address policy, planning, design, operations, and maintenance requirements for the provision of stormwater services to local communities.

4.6.71 The Town will integrate stormwater management planning requirements throughout the planning and development approvals process in accordance with provincial requirements and to implement the guidance and recommendations of watershed and subwatershed plans, master environmental

servicing plans, environmental impact studies and stormwater master plans, as appropriate.

4.6.72 The Town will require proposals for large-scale development to be supported by a stormwater management plan that:

a) Is informed by a subwatershed plan or equivalent;
b) Incorporates an integrated treatment train approach to minimize stormwater flows and reliance on stormwater ponds;
c) Incorporates low impact development and green infrastructure approaches;
d) Minimizes vegetation removal, grading and soil compaction, sediment erosion and impervious surfaces; and,
e) Aligns with the stormwater master plan for the settlement area, where applicable.

4.6.73 The Town may prepare comprehensive riverine flood and stormwater management plans for areas undergoing intensification and redevelopment in advance of or concurrent with development approvals.

4.6.74 Ensure that stormwater drainage from regional roads is considered and, where feasible, comprehensively managed during the development of stormwater management plans for new development or redevelopment.

4.6.75 Any development, redevelopment or land use change that would result in intensification within flood vulnerable areas will not be permitted until such time as it has been demonstrated through an appropriate comprehensive study that the flood risk has been reduced through flood remediation, flood proofing, flood warning and emergency response measures, to the satisfaction of the Town and the Conservation Authority.

4.6.76 Prohibit the use of land for the establishment of a new stormwater management facility in wellhead protection area A, where the discharge, including infiltration, of stormwater to land or surface water would be a significant drinking water threat.

4.6.77 Restrict the use of land for the discharge of stormwater to land or surface water from a stormwater management facility in wellhead protection area B with a vulnerability score of 10, wellhead protection area E with a vulnerability score of 8 or

greater, and in issue contributing areas for nitrates, pathogens or chloride, where the activity would be a significant drinking water threat. The use of land for the discharge of stormwater will only be permitted if it has been demonstrated through an approved environmental assessment or similar planning process that the location of the discharge from a stormwater management facility is the preferred alternative and the safety of the drinking water system has been assured

4.6.78 Ensure the design of new stormwater management facilities reduces the risk of contaminating drinking water, and where possible directs the discharge of stormwater outside of wellhead protection areas, where the activity would be a significant drinking water threat.

4.6.79 In consultation with the Region and applicable Conservation Authorities, the Town is to develop a stormwater master plan in accordance with the requirements of the Oak Ridges Moraine Conservation Plan for the Caledon East Settlement Area and to require stormwater management plans for all major development in the Oak Ridges Moraine Conservation Plan Area.

4.6.80 Town of Caledon prohibits stormwater management systems in key natural heritage features, key hydrologic features and their vegetation protection zones, in accordance with the Greenbelt Plan, except as permitted by the Greenbelt Plan for those portions of the Protected Countryside that define the major river valleys that connect the Niagara Escarpment and Oak Ridges Moraine to Lake Ontario.

4.6.81 The Town of Caledon requires stormwater management plan for applications for development and site alteration in the Protected Countryside. These stormwater management plans will meet the objectives of the Greenbelt Plan and demonstrates that:

a) Planning, design and construction practices will minimize vegetation removal, grading and soil compaction, sediment erosion and impervious surfaces;

b) Where appropriate, an integrated treatment approach will be used to minimize stormwater flows and mimic natural hydrology through lot level controls, low impact development and other conveyance techniques;

c) Applicable recommendations, standards or targets within subwatershed plans or equivalent and water budgets are complied with; and

d) Applicable objectives, targets, and any other requirements within a stormwater master plan will be met in accordance with Section 3.2.7 of the Growth Plan.

4.6.82 The Town may require on-site treatment of stormwater prior to discharge into the municipal stormwater system. If off-site stormwater management is proposed, then final design and construction details will be determined prior to site plan approval under Section 41 of the *Planning Act*, in accordance with a detailed stormwater management report approved by the Town, the Region and the Toronto Region Conservation Authority. The Town may require a development agreement or permit be in place prior to site grading, to the satisfaction of the Town, the Region and the Conservation Authority, to ensure that the stormwater management works and any related appurtenances will be constructed and all servicing easements obtained, when required.

4.6.83 As set out by the Region, the Town of Caledon is to prohibit new parking lots greater than 2000 square metres in area in wellhead protection area A and new parking lots greater than 200 square metres in area in wellhead protection area A in an issue contributing area for sodium or chloride, where the application of road salt to parking lots would be a significant drinking water threat.

4.6.84 The Region has directed the Town of Caledon to require a salt management plan as part of a complete application in wellhead protection area B with a vulnerability score of 10, wellhead protection area E with a vulnerability score of 9 or greater, and in issue contributing areas for sodium or chloride, where the application of road salt is a significant drinking water threat. Salt management plans will set out mitigation measures to minimize and reduce the use of salt including but not limited to the design of parking lots, roadways and sidewalks to avoid ponding of water, and directing stormwater discharge outside of vulnerable area where possible.

4.6.85 The Region has encouraged local municipalities to require a salt management plan as part of a complete application in all vulnerable areas where the application of road salt to impervious areas is a moderate or low threat in wellhead

protection areas A, B, C, D and E, highly vulnerable aquifers and significant groundwater recharge areas.

4.6.86 The Region has directed the Town of Caledon to require a risk management plan as part of a complete application in wellhead protection areas, where the application of road salt is a significant drinking water threat. New development will be subject to site plan control to ensure that, where possible, the extent and location of impervious surfaces are minimized, site grading and drainage is designed to reduce ponding, and run-off is directed outside of vulnerable areas or to storm sewers.

4.6.87 The Town will not support the use of temporary or phased stormwater servicing systems and will discourage and restrict their usage.

Broadband

The Town recognizes the importance of having access to fast, reliable internet service as a fundamental aspect of attracting business in employment areas, supporting a significant number of agri-businesses, small rural and home-based businesses, and fostering an entrepreneurial spirit.

Broadband infrastructure will be supported within the Town as a means to encourage future employment opportunities including home-based businesses, self-employment, the attraction of new businesses (particularly those within the creative and knowledge economies) and ensuring the commercial viability of existing businesses, particularly within our towns, villages and hamlets. The Town supports the provision of reliable, high quality and affordable telecommunications throughout the Town for its residents and businesses.

4.6.88 The Town of Caledon will:

a) Explore funding opportunities and leverage investment from senior levels of government and/or partnerships with the private sector to increase access to broadband service;

b) Work with telecommunications companies to provide broadband infrastructure as part of development;

c) Work with the proponents of new development to explore how it can accommodate the implementation of leading-edge communication technologies, including those required to deliver broadband services, in order to attract and maintain investment, facilitate research and development and knowledge-based initiatives, and support health services;

d) Work with the proponents of development and communications/telecommunications and utility providers to ensure that adequate utility services and communications/telecommunication networks are or will be established to serve the anticipated development and will determine appropriate locations for large utility equipment or utility cluster site;

e) Work with the proponents of development and utility providers so that utility services and communications and telecommunication networks can be phased in as required; and,

f) Work with the proponents of development and utility providers so that utility services and communications/telecommunication networks can be constructed, maintained, operated and installed in a manner that is cost effective, efficient and minimizes disruption.

4.6.89 Construction of communications and telecommunications infrastructure will be encouraged to locate in the road right-of-way, where feasible.

4.6.90 Conduit for broadband will generally be provided as part of development proposals, with priority given to the provision of broadband conduit on collector and arterial roads, as determined by the Town.

4.6.91 Utilities and communication and telecommunication infrastructure will be located underground, where feasible and grouped into a single utility trench, wherever possible, to avoid unnecessary over digging and disruption of municipal rights-of-way, where feasible. Interim above ground installations may be considered for roads on temporary alignments or constructed to an interim rural cross-section.

4.6.92 Utility networks that can adapt to emerging technologies, such as smart power grids, smart metering, and advanced telecommunications to support the provision of leading-edge telecommunications services including broadband technology in employment areas, to attract knowledge-based industries and the growth of existing businesses, will be encouraged.

4.6.93 The Town will work jointly with the Region to complete an assessment to identify opportunities for enhancing and delivering growth-related broadband services within the

Region, including partnerships and collaboration between the public sector network and private sector, as appropriate.

4.6.94 Utility services will be permitted in all land use designations subject to detailed engineering designs to be approved by the Town. Services proposed within the Environmental Protection Areas designations are subject to infrastructure policies in the Environmental Protection Areas and should be minimized. Wherever possible, services within Environmental Policy Area should be confined to road crossings of the watercourses. On single loaded roads paralleling the Environmental Policy Area corridors, services should be confined to the edge of the Right-of-Way farthest from the designated corridor, wherever possible.

4.6.95 Lands required to be used for large above ground utility structures will be shown as a block(s) or easements on a draft plan of subdivision and the location will be confirmed as a condition of draft plan approval or site plan approval, to the satisfaction of the Town and utility provider. Blocks for large above ground utility structures should, where possible, be identified in the Community Design Plan.

Public Utility

4.6.96 Public utilities, such as hydro and gas, district energy and telecommunications infrastructure are permitted in any land use designation in the Plan Area provided they are appropriately integrated and all necessary approvals from the relevant authorities are obtained.

4.6.97 Public utility and telecommunications infrastructure that are proposed in the Environmental Policy Area designation are subject to the Sections 4.9 and 5.13 of this Plan.

4.6.98 Where new public utility and telecommunications infrastructure is being introduced in the Plan Area, it will be located underground and will be grouped into a single utility trench. Trunk hydro services will be encouraged to be located underground.

4.6.99 Prior to registration of a plan of subdivision or approval of a site plan application in the Plan Area, public utility and telecommunication providers will confirm if such services can be provided to support the proposed development, and will

determine appropriate locations for large utility equipment or utility cluster sites.

Community Services and Facilities

Community services and facilities provide many fundamental functions for the community: they are places for people to interact, develop social ties and provide opportunity for recreation and exercise. These services and facilities provide an essential function for our community and have a bearing on our quality of life.

4.6.100 This section guides the delivery of these types of community facilities and services to:

a) Coordinate planning and investment for community services and facilities and land use planning;

b) Promote co-location of community services and facilities s in community hubs to promote cost effectiveness;

c) Give priority to adapt community services and facilities, such as community centres, as consolidated community hubs which provide a range of public services to residents in locations that are accessible and integrated with other related uses; and

d) Preserve and strengthen the range and quality of the social, health, community services, and local institutions located in Caledon.

4.6.101 Villages and Hamlets provide community services and facilities that serve the broader agricultural community in addition to the immediate area. Planning for these facilities will take into account the diverse needs of residents of the local and surrounding areas which the facilities will serve.

4.6.102 The Town will collaborate and consult with service planning, funding and delivery sectors to coordinate and plan community hubs and community services and facilities.

4.6.103 New community services and facilities will be directed to the new communities and built-up urban areas, where appropriate.

4.6.104 A high quality of design, sustainable design and design that enhances the character for public buildings.

4.6.105 Improvements to, and the construction of community services and facilities will occur such that it keeps pace with development, especially in new communities, through:

a) Improvements and expansions to existing parks, community centres, libraries, local institutions, and other community services;
b) The construction of new community facilities and local institutions;
c) Adaptations to existing services to keep pace with changes in the social, health and recreational needs of the Town's neighbourhoods; and,
d) The development of partnerships to better utilize common indoor and outdoor amenity areas to supplement community services and facilities.

4.6.106 Adequate and equitable access to community services and facilities will be encouraged by:

a) Providing and preserving local community services and facilities and local institutions across the Town dedicated to this purpose;
b) Improving and expanding local community services an facilities and local institutions in established neighbourhoods that are under or poorly served, including rural areas; and,
c) Ensuring that an appropriate range of community services and facilities and local institutions are provided in areas of major or incremental physical growth.

4.6.107 Public Parks, playgrounds, playfields, public utilities and commissions and other public institutional or quasi-institutional uses, which provide services to the general community, may be permitted in the appropriate areas designated on Schedule B1, provided:

a) That any such use is needed in the area; can be made compatible with its surroundings; and that adequate measures are taken to ensure this compatibility;
b) That adequate off-street parking is provided; and,
c) That no buildings or structures are erected in areas designated Environmental Policy Area, unless in accordance with the provisions of the Environmental Policy Area policies in Section 4.9.

4.6.108 Notwithstanding the foregoing, the development of electric power facilities may occur in an orderly manner to facilitate the efficient and reliable provision of adequate electric power. As such, electric power facilities are permitted in all land use designations without a Plan amendment provided that the planning of all such facilities is carried out having regard to the other policies of this Plan. Furthermore, Ontario Hydro will consult with the municipality on the location of any new electric power facilities.

4.6.109 Notwithstanding Sections 4.6.107 and 4.6.108, within the Oak Ridges Moraine Conservation Plan Area or the Greenbelt Protected Countryside designation, new or expanded public uses must conform to the Oak Ridges Moraine Conservation Plan or the Greenbelt Plan, and are only permitted in accordance with the provisions of the Oak Ridges Moraine Conservation Plan or the Greenbelt Plan as applicable. For further clarification reference should be made to the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan.

4.6.110 The Town of Caledon will have regard to the Parks, Open Space and Recreation policies contained in the Parks and Recreation Master Plan for the Town of Caledon and this Plan. As subdivisions are approved, there will be an ongoing monitoring program of the needs of the community for additional open space, community services and facilities.

4.6.111 That a lotting plan will be submitted to demonstrate that any proposed institutional blocks included in a plan of subdivision are configured in a manner that would permit future development for the institutional use and will be provided as part of the agreement of purchase and sale for properties within the subdivision.

4.6.112 Public and separate schools will preferably be co-located with parks and community services and facilities where possible and appropriate.

4.6.113 The Town will with school boards, developers and the Province to ensure that the educational needs of the growing population will be met. That all new lands designated institutional will be correspondingly zoned such that residential

uses will also be permitted in a school or other institutional use is not developed or needed on all or a portion of the site.

4.6.114 Each school site will be of an area, configuration, orientation and location to the satisfaction of the respective school board.

4.6.115 Alternative uses will be permitted where all or part of a site that has been identified for an elementary or secondary school is not required, or where an existing school is proposed to be closed within the Institutional land use designation, in order of priority, as follows:

a) Other public institutional uses, parks or other open space uses that would continue to fulfill the role of the site as a focus of community activity and neighbourhood interaction particularly in areas where there is a parkland deficiency;

b) Private institutional uses such as places of worship, private educational facilities, day care centres, and long-term care facilities and retirement homes; and,

c) Residential uses provided the density of the proposed uses is generally consistent with surrounding residential uses.

4.6.116 To work with school boards and other agencies to establish a variety of alternative educational opportunities that will meet the variety of needs of the Town's population and labour force, including life-long learning and adult skills development.

4.6.117 Schools should not be located on sand to water table sites and require reasonably level area for playing fields. Schools should not be located in Policy Area No. 3 or near the Mount Wolfe lower slopes and groundwater recharge areas.

4.6.118 It is the intent of the plan to locate parks adjacent to school sites and to provide trail linkages to maximize pedestrian access to parks and school sites. Joint use of park and school sites will be encouraged. Minor adjustments in the park location and size are permitted subject to Council approval without requiring an amendment to the Official Plan, provided that the aim of achieving consolidated park/school sites is maintained.

4.6.119 As directed by the Region, the Town is to give consideration to maintaining and adapting existing public service facilities located within the Rural System for community hubs.

4.6.120 The Town will support older adults to age within their communities, including the integration of community facilities and services with residential land uses.

4.6.121 Provide the full range of community services and facilities needed to serve the needs of the residents.

4.6.122 Provide locations for community services and facilities that are visible and accessible to residents and users.

4.6.123 Provide and promote a broad range of recreational, cultural, and public open space resources to attract visitors, artisans, and craftspeople.

4.6.124 Encourage multi-functional and shared use of public lands and buildings where appropriate.

4.7 Our Parks and Recreation System

Vision

The Town of Caledon's parks and recreation systems are recognized as having significant bearing on quality of life and function as essential places for recreation, exercise, social interaction, and leisure. The Town's open spaces are characterized by a system of publicly accessible lands located throughout the diverse geography and landscapes within the municipality. Caledon's extensive recreation network offers active transportation connections and recreational uses for all of the Town's residents. It is a vital component of the vision for Future Caledon and will continue to serve as a cornerstone of the community.

The parks and recreation policies of this Plan establish an overall policy direction for open space and recreational development, uses and activities within the municipality.

Objectives

4.7.1 The Town will develop and maintain a well-connected, cohesive and publicly accessible system of parks, open spaces, trails and community facilities which provide for a range of recreational, leisure and social opportunity.

4.7.2 The parks and recreation system will contribute to the sense of place and identity of the Town by celebrating the unique geographies and landscapes of the municipality,

while also contributing to the economic and tourism policies of this Plan.

4.7.3 The Town will participate in, and support, where appropriate, the initiatives of other agencies and interest groups in establishing or enhancing a well-connected parks and open space system within Caledon and beyond.

4.7.4 The Town will ensure there are limited parkland deficiencies and adequate infrastructure to serve as stormwater management features and cooling spaces during extreme weather events.

4.7.5 The parks and recreation system will be largely established through the Parks and Open Space land use designation of this Plan.

General Policies

4.7.6 The Town will encourage the development of a comprehensive and publicly accessible parks and open space system that links the diverse landscapes of the municipality.

4.7.7 The Town will plan for a range of recreational activities and facilities that enables participation from all ages, abilities and interests.

4.7.8 To undertake a Parks and Recreation Master Plan, or equivalent, to provide specific direction on developing a comprehensive recreational system, including facility needs and programming to support the recreation policies of this Plan and to advance the priorities of the Resilient Caledon Plan.

4.7.9 The Town recognizes the significance of existing provincial, and regional park, open space and trail systems and will endeavour to preserve protect and enhance these systems where feasible.

4.7.10 Parks and open space systems will be planned for in a manner that ensures recreational activities and supporting facilities or infrastructure satisfy all policies of this Plan.

4.7.11 The development of community infrastructure and facilities required to support recreational opportunities within the Town's parks and open space system will be undertaken in a

manner that protects and enhances any adjacent natural heritage features and functions.

4.7.12 Parks will be designed that contribute to quality of life and respond to climate change.

4.7.13 Land required for park purposes may be acquired through lease agreements with other agencies as well as donations from private individuals or groups.

4.7.14 Additional policies related to the Parks and Open Space land use designations are found in Section 5.14 of this Plan.

Recreation

4.7.15 To develop, maintain and enhance a full range of recreational opportunities, uses and facilities for all ages, abilities and interests and that meet the current and long-term needs of the municipality.

4.7.16 To plan for recreational opportunities and associated facilities in accordance with the climate change policies of this Plan.

4.7.17 The Town may prioritize linking recreational opportunities between the Oak Ridges Moraine, the Niagara Escarpment and the Humber and Credit River watersheds when planning for recreational opportunities within the municipality.

4.7.18 Support and promote the implementation of a Parks and Recreation Master Plan and Active Transportation Master Plan, as appropriate.

Parkland

Objectives

4.7.19 A hierarchy of parkland will be established based on size, function and population served, in accordance with the policies of this Plan.

4.7.20 Parks will be comprised of a system of natural areas, parklands and trails that provide active and/or passive recreational opportunity while protecting and enhancing the environment and natural heritage features, in accordance with the policies of this Plan.

4.7.21 Parks will be planned in accordance with the Parks and Recreation Master Plan, and in a manner that reflects their intended function and is considerate of the surrounding context.

4.7.22 Parks will be planned for, designed and managed to achieve high quality amenity areas that are safe, accessible and vibrant in accordance with the design policies of this Plan.

4.7.23 Land required for park purposes may be acquired through lease agreements with other agencies as well as donations from private individuals or groups.

4.7.24 That the Town require dedication of parkland or cash in-lieu in accordance with Section 6.3 of this Plan.

Planning for Parkland

4.7.25 That parkland will be planned:

a) As a focal point for recreational, leisure and social opportunity by being located central to the area or community they service;
b) In a manner that prioritizes street frontage to encourage visibility from the public realm to promote accessibility and safety;
c) To be accessible by pedestrian, cyclists, transit and motor vehicles, as appropriate;
d) To contribute to the Town's inter-connected system of open spaces that includes parkland, open space and natural areas; and,
e) To serve as stormwater management features and cooling spaces during extreme weather events.

Parkland Design

4.7.26 That parkland be designed to:

a) Provide equal opportunity for recreation, exercise, social interaction and leisure by enabling participation from all ages, abilities and interests;
b) Accommodate a range of active and passive recreational activities that reflect the classification and intended function of the parks in accordance with the policies of this Plan;
c) Integrate into the fabric of the adjacent community by promoting open space or walkways to adjacent facilities, neighbourhoods and natural areas;

d) Incorporate public amenities that enhance the user experience and provide opportunities for year-round use;

e) Promote public safety through park size, visibility, orientation, configuration and location of park amenities and facilities;

f) Respond to climate change and extreme weather events including but not limited to the following: providing cooling amenities such as splash pads, wading pools, shade trees and structures, where feasible;

g) Be connected to existing or planned trail systems, including cycling routes, walkways, and natural heritage corridors; and,

h) Incorporate natural heritage features through enhancement, protection and restoration in accordance with the policies of this Plan regarding environmental impact while recognizing that natural heritage features will not form part of any parkland dedication as required by this Plan.

Parkland Provision

4.7.27 The Town shall maintain a minimum Town-wide average rate of active parkland provision of 2.7 hectares per 1,000 population.

Parkland Hierarchy

4.7.28 This Plan sets out a hierarchy of parks that are differentiated primarily on the basis of function, size, amenity and population served. The hierarchy consists of Urban Squares, Neighbourhood Parks, Community Parks and District-Special Purpose Parks.

4.7.29 Urban Squares are publicly accessible with sitting areas and shade trees that allow for passive use, special events and social interaction. They are often predominantly hard-surfaced and are smaller in scale than Neighbourhood Parks.

4.7.30 Neighbourhood Parks will cater to the needs and interests of the residents living within its general vicinity for both organized and unorganized leisure activities. Neighbourhood Parks contain a mixture of passive areas, low to intermediate sports facilities, informal and formal play areas, and seating areas with shade. The following criteria will be considered in the provision of Neighbourhood Parks:

a) Neighbourhood parks will have a minimum area of 2.0 hectares to accommodate a variety of outdoor recreation activities;

b) That the site is located within a service radius of about 800.0 metres to the residential area served and is unobstructed by major barriers;

c) That the site contains adequate street frontage for visibility and safety; and,

d) That the site can be linked, where feasible, to the trail network;

e) That the site contains sufficient table land (approximately 80 percent of site) and is well drained.

4.7.31 Community Parks are a focus for active recreation are centrally located within a village or settlement area. These parks typically contain playing fields for organized sports, splash pads, hard courts. The following criteria will be considered in the development of Community Parks:

a) Community parks will have a minimum area of 4.0 hectares to accommodate a variety of outdoor recreation activities.

b) That the site has direct access to an arterial or collector road and is accessible by public transit;

c) That the site is well drained and contains sufficient table land (approximately 80 percent of site) to accommodate the needs of the active recreation facilities proposed for development;

d) That the site, where feasible and desirable, is located adjacent to school sites;

e) That the site contains sufficient parking to meet anticipated demand; and,

f) That the site can be linked, where feasible, to the trail network.

4.7.32 District-Special Purpose Parks are multi-purpose parks which serve the entire community and offer a specialized service. These parks are designed as a destination park which attract sport tournaments. This classification applies to community centres, village centres, arenas, pools, specialty parks and multi- field sport parks. The following criteria will be considered in the development of District Parks:

a) That the site has significant frontage on an arterial road or collector;

b) District parks that contain multi-field facilities will include high quality lit and irrigated sport fields with sufficient parking and washroom facilities to serve multiple users; and

c) That the site can be linked or integrated into the trail network, where possible.

4.7.33 To maintain, establish and promote a connected system of a publicly accessible parks and open space system, the Town will:

a) Engage and encourage external agencies to offer parkland and complementary amenities for public use;

b) Execute joint use agreements between other agencies or private organizations for the development and public use of recreational facilities; and,

c) Establish linkages between municipal owned parkland and facilities that are provided by other agencies or private organizations.

Trail Network

The Town recognizes the importance of a well-connected trail network that offers linkages between different areas and land use designations within the Town, while advancing various priorities of this Plan. Trails are an important component of the Parks and Open Space system, and it is the objective of the Town when planning for the trail network that:

4.7.34 The Town shall identify opportunities to establish, enhance and promote a comprehensive and accessible Town-wide trail network both off-road and on-road.

4.7.35 The Town shall enhance existing trails as an active transportation system where there is an identified need, and it is feasible to do so.

4.7.36 A Town-wide system of walkways, sidewalks and cycling paths shall be planned to facilitate greater recreational and/or active transportation opportunity, while improving connectivity within the Town and adjacent municipalities.

4.7.37 In planning for a Town-wide trail network, consideration may be given to the potential economic benefits of enhanced tourism.

4.7.38 The Town will work to improve, expand and maintain (where feasible) the trail network, address missing links, overcome physical/accessibility barriers and maintain continuity of the network.

4.7.39 To improve attractiveness, continuity, accessibility and utility the Town will develop linkages between open spaces and parks

at different levels of the park hierarchy. Such linkages may consist of:

a) An environmental corridor, ecological linkage or open space area;
b) A walkway, right-of-way or easement;
c) A defined route that makes use of the street system;
d) Walkways/trails through existing or proposed parks;
e) Abandoned, existing or proposed utility corridors;
f) Abandoned or underused railway lines; and,
g) Storm drainage channels or natural drainage systems.

4.7.40 The Town will support and participate in, as appropriate, the initiatives of other agencies and interest groups to expand an interconnected recreational trails system.

4.7.41 On lands subject to the Oak Ridges Moraine Conservation Plan, the Town may prioritize the establishment of a continuous trail system along the Oak Ridges Moraine, in accordance with applicable policies of the Oak Ridges Moraine Conservation Plan.

4.7.42 To permit trails, boardwalks, pedestrian bridges etc. in all land use designations of this Plan, subject to the policies of this Plan to minimize impacts on the environment and natural heritage features.

4.7.43 The Town may require the identification and dedication of off-road and on-road trails, including walkways, sidewalks and cycling paths, as part of the development application and review process, to support the policies of this Plan.

4.8 Pursuing Affordable Housing

Vision

The Town recognizes its role in creating opportunities for providing housing options including a mix of housing types, affordability, densities and tenure to provide for the current and future needs of residents. With changing demographics and an increasingly diverse population, Caledon is seeking unique solutions to secure housing for

all needs and income levels including affordable and special needs housing.

Whether in the largely urbanized south end of the Town, in the pockets of rural residential housing, or one of the unique villages or hamlets, Caledon will be an inclusive community where residents can choose from a variety of housing types and tenure, with accessible and affordable housing available to meet their needs through every stage of their lives.

Objectives

4.8.1 The Town will endeavour to:

a) Ensure the provision of a diverse mix of housing types and tenure to meet the needs of current and future residents of the Town of Caledon, including the needs of different income groups, people with special needs and accessibility challenges and the needs of people though all stages of their lives;

b) Achieve the target that a minimum of 25% of all new housing developments in the Town be rental housing;

c) Ensure that all residents of the Town have access to attainable and affordable housing;

d) Encourage residential intensification (including redevelopment of existing properties, infill development, development of vacant or underused land, and expansion or conversion of existing buildings) in built-up areas with sufficient municipal services;

e) Promote intensification targets within the existing built-up area that support the climate change mitigation objectives in Chapter 4.1.

f) Achieve compact urban forms within the Designated Greenfield Area.

g) Achieve a minimum density target within Major Transit Station Areas to ensure that communities surrounding higher-order transit stations are walkable and transit-oriented.

h) Encourage the construction of additional residential units and garden suites.

i) Increase or maintain the supply of rental housing in the Town.

j) Increase or maintain the supply of non-market and supportive housing in the Town.

k) Increase the number of residential dwelling units that incorporate universal design features.

l) Promote energy efficiency measures in existing and new residential development and alignment with the Town's Green Development Standard.

General Policies

4.8.2 The Town will encourage the creation of diverse housing types and tenures where there is sufficient existing or planned infrastructure to ensure the efficient use of existing resources and public services.

4.8.3 As outlined in Chapter 3 of this Plan, the majority of new housing will be located in settlements where full water, sewer, and community support services can be provided in an effective and efficient manner. Other settlements which have limited capacity to absorb and support new housing, especially housing at medium to high densities, are planned to have a more moderate increase in housing.

Land Supply for Housing

4.8.4 To ensure that an adequate supply of housing is always available, the Town will:

a) Maintain at all times at least a fifteen (15) year supply of land designated and available for residential development, redevelopment and residential intensification; and,

b) Maintain a minimum five (5) year continuous supply of residential units with servicing capacity in draft approved or registered plans.

4.8.5 To encourage residential intensification in areas with sufficient existing or planned infrastructure and community services, the Town will encourage a greater mix of uses by permitting infill, adaptive reuse of existing properties, and the conversion of non-residential uses, such as retail and surplus schools, to housing.

Housing Studies and Strategies

4.8.6 The Town will update its Housing Study and Affordable Housing Strategy within five years of the most recent update of each document.

4.8.7 The Town will work in collaboration with the Region of Peel to promote, implement, monitor, evaluate and update the Regional Housing Strategy, as appropriate and applicable to the Town of Caledon.

4.8.8 The Town will work with the Canadian Mortgage and Housing Corporation and look to the Federal government's National Housing Strategy for options and opportunities for innovative affordable housing projects.

Annual Housing Targets

4.8.9 The Town will work with the Region of Peel and other local municipalities within the Region to implement the annual minimum new housing targets with respect to social housing, affordable rental, affordable ownership, and market housing as established in the Peel Housing and Homelessness Plan (PHHP), as amended.

Diverse Housing Types and Tenure

4.8.10 To support the diversification of the housing stock, the Town will work with the Region to:

a) Achieve a target of 50% of all new residential units to be in a form other than single- and semi-detached housing in all strategic growth areas identified in Chapter 3 and Schedule A1 of this Plan, including Urban Centres and Major Transit Station Areas;

b) Encourage the development of higher-density housing forms, including ground-oriented units such as townhouses, duplexes and fourplexes, and units in buildings with less than five storeys in all other areas of the Town;

c) Encourage a mix of unit sizes in all new residential developments to accommodate both family and non-family households in all new housing developments throughout the Town; and,

d) Encourage the production of mid-density, low-rise multi-unit housing, to support the evolution of healthy walkable 15-minute neighbourhoods.

4.8.11 Within the context of the other objectives and policies of this Plan, the Town will support alternative kinds of private

market, rental and shared housing to meet the demands of the all the Town's residents by:

a) Prioritizing and expediting applications that would provide housing for moderate and lower income households;
b) Encouraging life-cycle housing and encouraging the work of the Peel Non-Profit Housing Corporation and any community-based groups in the provision of shared housing.

4.8.12 The Town will consider innovative housing types and tenures which are in keeping with the Principles, Strategic Direction, Goals, and Objectives of this Plan.

4.8.13 The Town will consider establishing and implementing housing targets for affordable rental and ownership housing and for market housing based on local supply and demand.

Rental Housing Supply

4.8.14 To ensure that the existing supply of rental housing in the Town is maintained or increased the Town will maintain an inventory of purpose-built rental buildings of four (4) or more units.

4.8.15 The Town will develop an implementation process and criteria to monitor the demolition or conversion of purpose-built rental properties of four (4) or more units.

4.8.16 Development or redevelopment of residential rental housing or the conversion of rental housing to condominium or ownership tenure that would result in the loss of four (4) or more rental housing units will not be approved unless:

a) At least the same number, size and type of rental housing units are replaced and maintained with rents like those in effect at the time the development, redevelopment, or conversion application was made;
b) An acceptable tenant relocation and assistance plan addressing the right to return to occupy one of the replacement units at similar rents, the provision of alternative accommodation at similar rents, and other assistance to lessen hardship;
c) There have been significant net gains in the supply of rental housing, including significant levels of production of purpose-built rental housing; or,

d) The overall rental vacancy rate for the Town of Caledon (or the Region of Peel if data is not available for the Town), as reported by the Canada Mortgage and Housing Corporation, has been at or above 3.0% for the preceding four consecutive annual surveys.

Additional Residential Units and Garden Suites

4.8.17 Where appropriate, the Town will encourage construction of additional residential units or building design that allows for future additional residential units.

Specific requirements for additional residential units may be found in Section 5.24 of this Plan.

4.8.18 Additional residential units may be monitored by the Town through a registration system, to track whether such units are rented.

4.8.19 To increase the supply of rental housing and to meet the needs of the Town's current and future residents, the Town may consider providing financial and non-financial incentives for additional residential units which are rented out.

4.8.20 Large residential developments on sites five (5) acres or greater in size and developments within future Major Transit Station Areas which include single- and semi-detached dwellings are encouraged to include a minimum of one (1) additional residential unit within these dwelling types, or utilize building designs that allow for easy adaptation for an additional residential unit at a later date.

4.8.21 Where appropriate, to meet immediate housing demands, the Town may also consider permitting the use of portable garden suites through a temporary use by-law in accordance with the policies in Chapter 6.

Affordable Housing

4.8.22 To increase the supply of affordable housing, the Town may consider employing Community Benefits Charges specified under Section 37 of the *Planning Act* to acquire funds from

development for land, housing units, and/or a financial contribution for affordable housing.

4.8.23 To encourage affordable housing in new developments and redevelopments, the Town may provide financial and non-financial incentives for units which meet the definition of affordable rental housing as defined in the Regional Official Plan. Incentives may include: a grant equivalent to property taxes for the affordability period, a waiver or grant equivalent to planning application and engineering fees and charges, a waiver or grant equivalent to local development charges, and a waiver of the requirement for letters of credit related to servicing and landscaping. The Town may consider allowing single-room occupancy accommodation, such as rooming and boarding houses, and garden suites, as a form of affordable housing, subject to the adoption of detailed policies.

4.8.24 The Town will work in collaboration with the Region of Peel to streamline the planning and building permit approval processes to facilitate affordable housing projects.

4.8.25 The Town will work with the Region of Peel to prepare an affordable housing assessment to inform affordable housing policies in new or revised secondary plans, block plans, or neighbourhood plan.

4.8.26 To encourage the inclusion of affordable housing and the creation of complete communities, the Town will require a housing assessment for applications less than 50 units, as deemed appropriate. The housing assessment shall be undertaken by a development applicant as directed, and will demonstrate conformity with the Town and Regional housing objectives and policies, in accordance with the Region of Peel Official Plan.

4.8.27 Along with the Region of Peel and other municipalities, the Town will endeavour to advocate to the Federal and Provincial governments to provide greater economic incentives and funding for affordable housing projects.

4.8.28 The Town will develop an inventory of surplus municipal properties, both vacant land and buildings, and share this with the private and non-profit development community.

4.8.29 When considering selling or leasing surplus municipal properties, priority will be given to sales that result in the development of affordable housing, and consideration will be given to selling these properties at below-market rate to help facilitate the development of affordable housing.

4.8.30 The Town will work with the Region and Peel area municipalities to develop and implement alternative development standards for affordable and supportive housing, including reductions of parking requirements, permitting innovative construction methods such as prefabricated modular building, and allowing smaller units, such as tiny or micro homes, which meet health and safety standards.

4.8.31 The Town will explore using a Community Improvement Plan (or multiple Plans) under Section 28 of the *Planning Act* to facilitate the process of providing financial and non-financial incentives for the development of affordable housing.

Inclusionary Zoning

4.8.32 The Town has established inclusionary zoning policies in Chapter 6 of this Official Plan to consider the inclusion of affordable housing units in buildings containing residential units in Major Transit Station Areas or Community Planning Permit System areas.

Non-Market and Supportive Housing

4.8.33 The Town will work with the Region of Peel to monitor new non-market or supportive housing stock on an annual basis and to measure these against the identified housing targets.

4.8.34 To increase the share of non-market housing in Caledon, the Town will consider the feasibility of offering a property tax reduction for property owners who donate or lease their property at below-market rates to community agencies to increase the supply of affordable housing.

Shared Housing

4.8.35 The Town will permit the development of shared housing in all communities across Caledon where dwellings are permitted or currently exist.

4.8.36 The Town will encourage shared housing in locations with convenient access to existing or planned infrastructure, amenities, and support services.

4.8.37 The Town of Caledon recognizes the role of the Peel Non-Profit Housing Corporation and other community-based groups in the provision of shared housing and will work with together with these groups to support the Town's residents.

Universal Design

4.8.38 When making planning decisions, the Town will require the inclusion of universal design features in a minimum of fifteen percent (15%) of units for all new residential development, redevelopment, and intensification that will result in multiple units.

4.8.39 The Town may consider employing incentives to encourage the inclusion of universal design elements in a higher percentage of new residential units, including:

a) Increased density permissions; and/or,

b) Waiving development charges, community benefits charges (if applicable), and/or building fees in part or in full.

4.8.40 The Town will collaborate with the Region of Peel, the building industry, accessibility experts, and older adult stakeholders to develop and implement guidelines for universal design for new residential development, redevelopment and intensification.

4.9 Protecting and Enhancing Our Natural Environment

Vision

The sustained integrity of the natural environment in Caledon is essential to the continued social and economic well-being of the Town. Therefore, a Systems-based planning and management approach is required to guide the

land use decision-making process. This approach must emphasize that development protect and steward all facets of the Natural Environment and act to enhance and restore al air and water quality, natural heritage and hydrologic features.

The provisions of this Section apply to the entire land base of the Town, and all land use planning considerations. These Town-wide provisions are supplemented by detailed environmental, parks and open space land use policies and designations contained Chapter 5.

Objectives

Natural Environment Protection Objectives

4.9.1 To protect, maintain, enhance and/or restore the natural environment functions and processes vital to the integrity of communities (both natural and cultural), in relation to:

a) Air quality;
b) Groundwater quality and quantity, recharge and discharge;
c) Surface water quality and quantity;
d) Natural fluvial geomorphological processes (i.e., channel migration and channel forming processes)
e) Soil fertility; and,
f) Biota.

4.9.2 To protect, maintain, enhance and restore physical and biological systems and features that support ecosystem integrity and associated functions, processes, attributes and values, including:

a) Bedrock and surficial geology;
b) Landforms, topography and soils;
c) Willow and deep Groundwater and aquifers;
d) Surface water systems including rivers, streams and headwater drainage features (permanent and intermittent);
e) Valley and stream corridors;
f) Lakes and ponds;
g) Fisheries and wildlife;
h) Wetlands and woodlands;
i) Areas of Natural and Scientific Interest; and,
j) Environmenatlly Significant Areas.

Natural Environment Planning Objectives

4.9.3 To ensure the Town's Natural Environment principles, goals and objectives form the primary basis for all land use planning decisions.

4.9.4 To identify, protect, maintain, enhance and restore Natural Environment forms, functions and integrity through the implementation of appropriate designations, policies and programs.

4.9.5 To establish policies, strategies, procedures and programs which implement and assist in interpreting the Town's Natural Environment principles, goals and objectives.

4.9.6 To foster public awareness and education regarding Caledon's environment including this Plan's Natural Environment principles, goals and objectives.

4.9.7 To recognize that humans are an integral consideration in Natural Environment planning, and to develop policies and programs with respect to the ongoing human interactions with the natural environment.

4.9.8 To promote an holistic, Natural Environment-based philosophy at all levels of government.

4.9.9 To ensure that natural hazards are addressed through the planning process.

Natural Heritage System Vision

The Town contains components of the most important environmental features in the Region and the Province of Ontario. The unique convergence of these environmental and ecological systems requires stewardship. The Town takes this responsibility to protect and, where possible, restore and enhance the environment seriously. Protecting and enhancing the natural heritage system and hydrologic system comes with economic, social, and other benefits. A healthy environment is one that will promote greater climate change resiliency and affords more opportunities for related tourism and recreational activities for us and our visitors.

This Plan defines the Town's Natural Heritage System and includes policies to ensure its protection and to provide for its restoration and enhancement. The Towns Natural Heritage System and Water Resource System includes various natural heritage features and linkages as well as hydrologic features intended

for protection by Provincial Policy Statement, Greenbelt Plan, Oak Ridges Moraine Conservation Plan, the Lake Simcoe Protection Plan and the Region of Peel Official Plan.

Natural Heritage System Objectives

4.9.10 It is the intent of this Plan to integrate the Provincial and Regional requirements for protecting the environment, as follows:

a) The Provincial Policy Statement establishes minimum requirements for protecting certain natural features, areas, the need for municipalities to establish a natural heritage system and protecting and improving the quality and quantity of water. The policies of the Provincial Policy Statement are addressed by the policies of this Plan.

b) The Oak Ridges Moraine Conservation Plan applies to a sizable portion of the Town. The Plan identifies Natural Core Features and Natural Linkage Areas and a restrictive policy framework to ensure the conservation of the Oak Ridges Moraine and restoration of linkages between areas on the Moraine. The Town's Natural Heritage System integrates the Natural Core Features and Natural Linkage Areas.

c) The Greenbelt Plan applies principally outside of the Oak Ridges Moraine Area. The Plan identifies the Greenbelt Plan Natural Heritage System which is incorporated into the Town's Natural Heritage System.

d) The Lake Simcoe Protection Plan includes specific policies for protecting and enhancing certain natural heritage and hydrologic features. These policies are also integrated into this Plan.

e) The Regional Greenlands System is identified in Region of Peel's Official Plan. The Greenlands System integrates components of the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan's Natural Heritage System as well as other features identified by the Region.

Natural Heritage System Policies

Natural Heritage System Planning Strategy

4.9.11 This Natural Heritage System Planning Strategy outlines the policy approach to implementing the Town's Natural Heritage System principles, goals and objectives and provides a basis for

the general policies and performance measures contained in Sections 4.9, 4.9.33 to 4.9.51 inclusive, as well as the detailed environmental and parks and open space policies contained Chapter 5. The Strategy is comprised of the following five components:

a) Natural Heritage System Framework
b) Environmental Performance Measures
c) Environmental Impact Studies and Management Plans (EIS and MPs)
d) Greenways Strategy
e) Protection of Scenic Natural Landscapes

4.9.12 The Natural Heritage System Framework outlined in Table 1 in Appendix A of this Plan organizes Natural Heritage System components into four categories:

a) Natural Core Areas
b) Natural Corridors
c) Supportive Natural Systems
d) Natural Linkages

4.9.13 The Natural Heritage System Framework conforms and refines the Regional Greenlands System, as defined in the Region of Peel Official Plan and shown on Schedule A – Corelands of the Greenlands System in Peel. Within the Oak Ridges Moraine Conservation Plan Area, this Natural Heritage System framework incorporates Key Natural Heritage Features (KNHFs) and Key Hydrologic Features (KHFs), and their related Minimum Vegetation Protection Zones and Minimum Area of Influence, as defined in the Oak Ridges Moraine Conservation Plan. Within the Greenbelt Plan Protected Countryside designation, this framework incorporates Key Natural Heritage Features (KNHFs) and Key Hydrologic Features (KHFs), and their related Vegetation Protection Zones, as defined in the Greenbelt Plan, and lands within 120 metres of such features.

Natural Core Areas and Natural Corridors

4.9.14 The Natural Heritage System components identified as Natural Core Areas and Natural Corridors on Table 1 in Appendix A of this Plan represent the Natural Heritage System components in the Town. Subject to the environmental policies and environmental performance measures of this Plan, these lands

are designated Environmental Policy Area and are subject to the detailed land use policies in Section 4.9 of this Plan. Within the Oak Ridges Moraine Conservation Plan Area and the Greenbelt Plan Area, in addition to being subject to the environmental policies and environmental performance measures in this Plan, these lands are designated Environmental Policy Area and are subject to the land use policies in Section 5.13 of this Plan.

Supportive Natural Systems and Natural Linkages

4.9.15 The Natural Heritage System components identified as Supportive Natural Systems and Natural Linkages in Table 1 Appendix A of this Plan, perform vital local Natural Heritage System functions, and play a crucial role in supporting and enhancing the form, function and integrity of Natural Core Areas and Natural Corridors. These systems are subject to the general environmental policies and environmental performance measures of this Plan.

Through further review of these systems, as required by the general environmental policy and environmental performance measures, appropriate levels of protection and management will be identified.

4.9.16 It may be determined upon this review that components of Supportive Natural Systems and Natural Linkages satisfy the criterion for Natural Core Areas or Natural Corridors, or should be incorporated into the core/corridor due to identified Natural Heritage System functions, sensitivities and linkages. Such areas will be redesignated in accordance with the applicable provisions of this Plan. Within the Oak Ridges Moraine Conservation Plan Area and the Greenbelt Plan Area, these Performance Measures are supplemented by the detailed policies contained in this Plan.

Environmental Performance Measures

4.9.17 As not all of the Natural Heritage System components in Table 1 in Appendix A of this Plan are identified on current mapping, and to provide clear and consistent Town-wide policy direction with respect to these components, environmental performance measures are provided for all of these Natural

Heritage System components, and are detailed in Section 4.9.37 to 4.9.118 inclusive.

Environmental Impact Studies and Management Plans

4.9.18 The preparation of Environmental Impact Studies and Environmental Management Plans for development adjacent to Environmental Policy Area are required and are used for identifying how a proposal satisfies the Town's Natural Heritage System policies and environmental performance measures. Specific policies with respect to Environmental Impact Studies and Environmental Management Plans requirements are contained in Section 4.9 and the Environmental Policy Area designation in Section 5.13 of this Plan. Within the Oak Ridges Moraine Conservation Plan Area, these Environmental Impact Studies and Environmental Management Plans requirements will also address the applicable study requirements as detailed.

Greenlands Strategy

4.9.19 As a bridge between the Town's Natural Heritage System principles, goals and objectives and the need to explore and identify compatible recreational and open space opportunities, the Town will initiate the preparation of a Greenlands Strategy.

Protection of Scenic Natural Landscapes

4.9.20 The Natural Heritage System contains: Natural Core Areas; Natural Corridors; Supportive Natural Systems; and Natural Linkages, and each category will be comprised of the Natural Heritage System components identified in Table 1 (Appendix A).

4.9.21 Natural Core Areas and Natural Corridors are designated as an Environmental Policy Area, and development within and adjacent to an Environmental Policy Area will be subject to the general policies of Section 4.9 and 5.13, the performance measures of Section 4.9.33 to 4.9.39 inclusive, and the land use policies of the Environmental Policy Area Section 5.13 and, within the Oak Ridges Moraine Conservation Plan Area, the Greenbelt Protected Countryside designation.

4.9.22 Supportive Natural Systems and Natural Linkages will be subject to the general policies of Section 4.9 and the

performance measures of Section 4.9.33 to 4.9.39 inclusive and, within the Oak Ridges Moraine Conservation Plan and within the Greenbelt Protected Countryside designation.

4.9.23 All development proposals (at the Town's discretion) within, containing or adjacent to an Environmental Policy Area are required to submit appropriate environmental studies/investigations, up to, and including an Environmental Impact Studies and Management Plans, in accordance with the provisions of Section 4.9.

4.9.24 All development proposals containing Supportive Natural Systems and Natural Linkages may require environmental studies/investigations, up to, and including, an Environmental Impact Studies and Management Plans, and the study/investigation requirements will be determined jointly by the Town and relevant agencies.

4.9.25 Natural Heritage System components which are not designated Environmental Protection Area, and which are identified through more detailed environmental investigations and studies as warranting specific protection and management measures, may be excluded from development to satisfy the Town's environmental policies and performance measures. In such cases, these lands will be placed in an Environmental Protection Area designation, and will be subject to the policies of the Environmental Protection Area in Section 5.13 of this Plan.

4.9.26 Within the Natural Heritage System, lands that are determined to be Key Natural Heritage Features (KNHFs) and/or Key Hydrological Features (KHFs) and their related Minimum Vegetation Protection Zones will be deemed to be an Environmental Policy Area.

4.9.27 Within the Greenbelt Protected Countryside designation, lands that are determined to be KNHFs and/or KHFs and their associated Vegetation Protection Zones will be deemed to be EPA.

4.9.28 Development applications which are processed under Section 6 and where a development proposal has been modified prior to approval, an updated EIS and MP and associated documentation will be required.

4.9.29 Where the Town's environmental policies and performance measures are more restrictive than those contained in upper level policy planning document, the more restrictive policies will apply. Refer to Section 6.10 of this Plan for further policies respecting conflicts between the policies of this Plan and the policies of the PPS and Provincial Plans.

4.9.30 Where naturally occurring hazards are located on lands within Natural Core Areas and Corridors, they are designated Environmental Policy Area and are subject to the detailed land use policies contained in the Section 4.9 and 5.13. Where such areas are not designated EPA, hazard issues are to be addressed in accordance with the performance measures contained in Section 4.9

4.9.31 The Town may require appropriate enhancement/restoration works to restore degraded ecosystems through the development approvals process. Such enhancement/restoration initiatives will be implemented through an EIS and MP, where required pursuant to Sections 4.9.60 to 4.9.67 and Section 5.13 or through an approved Forest Management or Environmental Management Plan, or comparable document. Environmental management and restoration initiatives will adhere to the ecosystem principle, goal, objectives, planning strategy, policies and performance measures contained in this Plan, and will be subject to the Town's approval, as required, or the approval of another appropriate agency, prior to implementation.

4.9.32 To assist in the implementation of the Town's ecosystem principles, goals, objectives, planning strategy and policies, the Town will in partnership with the Conservation Authorities:

a) Initiate, or participate in, as appropriate, joint projects which identify and assess groundwater resources located within the Town and which establish groundwater protection and management policies or programs;

b) Initiate, or participate in, as appropriate, environmental studies/strategies, including watershed and sub-watershed planning studies, and environmental planning initiatives on the Oak Ridges Moraine and the Niagara Escarpment;

c) Review climate change impacts on the Town’s ecosystems and develop strategies for mitigation and adaptation;

d) Review and adopt additional measures to monitor environmental programs and "state of the environment" reporting as required.;

e) Develop, jointly with relevant Conservation Authorities, guidelines and other information packages to assist in the interpretation and implementation of the Town's environmental policies and programs, including the preparation of EIS and MP guidelines, and procedures regarding the conservation of scenic natural landscapes;

f) Collaborate with, as appropriate, other government and non-government agencies, in their efforts to collect, co-ordinate, analyze and update environmental data, and support initiatives to address deficiencies in the environmental data base;

g) Endeavour to review corporate activities, policies, and programs with respect to the environmental provisions of this Plan;

h) Review and, as necessary, adopt additional regulatory measures as appropriate; and,

i) Participate, provide input, guidance and direction to the policies, activities and programs of relevant agencies and organizations.

Performance Measures

4.9.33 The establishment of Town-wide environmental performance measures is a key element of the Ecosystem Framework. Performance measures have been established for each component of the Ecosystem Framework identified in Table 1 Appendix A of this Plan.

4.9.34 A Town-wide Environmental Monitoring Program will be developed and implemented to assess the effectiveness of the policies, decisions, and programs in meeting the objectives of the Natural Heritage System, Forest Management Plan and invasive species. Potential metrics that may be evaluated include: total forest cover, total hectares of lands protected, and an inventory of species at risk.

4.9.35 The Town will seek opportunities for collaborating with the CVC, TRCA, the Province and other organizations in developing and implementing the environmental monitoring program.

4.9.36 Short-term, site-specific monitoring may be required as a condition of the planning approvals process and the results will

be integrated into the Town-wide monitoring program, where applicable.

4.9.37 All development within the Town of Caledon must satisfy these environmental performance measures. Development applications adjacent to an Environmental Policy Area will address the performance measures through the required EIS and MP. Development applications outside of these areas will be required to demonstrate adherence to the policies and performance measures of this plan through the completion of appropriate investigations and studies, or through specific implementation requirements, as determined jointly by the Town and relevant agencies, prior to any approvals being granted. This may include the completion of an EIS and MP.

4.9.38 These performance measures are additive. Where two or more of the listed features coincide, the performance measures applicable to each feature will be addressed.

4.9.39 In addition to the Town's performance measures, proponents of development will be required to satisfy all applicable technical performance standards, as established from time to time, by other review agencies. Refer to 6.9.22 of this Plan for further policies respecting conformity requirements between the policies of this Plan and the policies of the PPS and Provincial Plans.

Woodlands

4.9.40 With the exception of the permitted uses, development within Woodland Core Areas is prohibited in accordance with the Section 5.13 section.

4.9.41 Development will not be permitted in Other Woodlands unless it can be demonstrated that such development will not result in the degradation of ecosystem integrity, to the satisfaction of the Town and Province, or other delegated approval authority.

4.9.42 Management efforts should focus on establishing, restoring and enhancing self-sustaining native forest ecosystems by infilling forest gaps, reconnecting fragmented woodlands, re-establishing forest understorey and by broadening the forest edge or ecotone.

4.9.43 Management and restoration of Woodland Core Areas and Other Woodlands will adhere to the principle, goal, objectives,

policies and performance measures, as well as any relevant policies or guidelines established by the Province, the Conservation Authorities the Niagara Escarpment Plan, where applicable, or other delegated Authority. Management and restoration of woodlands will be implemented through an approved Forest Management Plan, or comparable document, and will be guided by the principles of Good Forestry Practices as set out by the Ontario Professional Foresters Association.

4.9.44 The Town shall develop targets for Town-wide minimum forest cover and total protected area, to be included in the implementation and monitoring section.

Wetlands

4.9.45 Development within Wetland Core Areas is prohibited in accordance with the Section 4.9 and 5.13 with the exception of the permitted uses.

4.9.46 Development will not be permitted in Other Wetlands unless it can be demonstrated that such development will not result in the degradation of ecosystem integrity, to the satisfaction of the Town, the Conservation Authorities, the Ministry of Northern Development, Mines, Natural Resources and Forestry, or other delegated authority and Provincial Plan requirements.

4.9.47 Development may be permitted on Wetland Adjacent Lands in accordance with Section 4.9 and 5.13 and the requirements of relevant agencies.

4.9.48 Adjacent lands are the lands contiguous to, a natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area. For the purposes of this Plan, adjacent lands are defined as all lands within the specified distance of the boundary of natural heritage features and areas as follows: Provincially Significant Wetlands 120m; Significant woodlands 120m; Significant wildlife habitat and wildlife core areas 120m; Significant habitat of endangered species and threatened species 120m; Provincially Significant Areas of Natural and Scientific Interest – Earth Science 50m; Provincially Significant Areas of Natural and Scientific Interest – Life Science 120m; Significant Valley lands 120m; Fish Habitat 120m. Mechanisms

to support the buffers will be considered, such as the Zoning By-law.

4.9.49 The Town will work with Conservation Authority partners to further support the natural heritage system adapt to climate change, including, but not limited to, managing natural area connectivity to allow species migration, enhance and protect wetlands, apply buffers around development to minimize impact, restore and protect riparian corridors and protect hubs of biodiversity that can act as climate refuge.

4.9.50 Unevaluated wetlands will be studied and evaluated through joint initiatives involving the Town, the Conservation Authorities, Province, the Region of Peel, a development proponent or other appropriate parties.

4.9.51 The quality and quantity of surface water entering Wetland Core Areas will be maintained and, where appropriate, enhanced and restored, to the satisfaction of the Town, the relevant Conservation Authority, the Niagara Escarpment Commission, where applicable, and the Province.

4.9.52 Management and restoration of Wetland Core Areas, Other Wetlands and Wetland Adjacent Lands will adhere to the Town's ecosystem principle, goal, objectives, policies and performance measures, as well as any relevant policies or guidelines established by the Province, the Conservation Authorities and the Niagara Escarpment Plan, where applicable, and will be implemented through an approved management plan.

Areas of Natural and Scientific Interest (ANSI)

4.9.53 Development within Life Science ANSIs is prohibited in accordance with the Environmental Policy Area Section 4.9 and 5.13, with the exception of the permitted uses.

4.9.54 Development may be permitted in Earth Science ANSIs, subject to the policies of this Plan as well as any applicable policies or guidelines established by the Province and Forestry, and within the Niagara Escarpment Plan, the applicable provisions of Section 2.5.5.3.14 of the Niagara Escarpment Plan.

4.9.55 Management and restoration of ANSIs will adhere to the Town's ecosystem principle, goal, objectives, policies and performance measures, as well as any relevant policies or

guidelines established by the Province, and the Niagara Escarpment Plan, where applicable.

Environmentally Significant Areas

4.9.56 Development within Environmentally Significant Areas (ESAs) is prohibited in accordance with Section 4.9 and 5.13, with the exception of the permitted uses.

4.9.57 Development will not be permitted within Potential ESAs until such areas have been evaluated and their status as an ESA is assessed by the appropriate Conservation Authority. Potential ESAs which are identified through further evaluation as satisfying the criteria for ESA designation will be placed in an Environmental Policy Area designation and will be subject to the policies of Section 4.9.

4.9.58 Management and restoration of ESAs will adhere to the Town's ecosystem principle, goal, objectives, policies, and performance measures, as well as any policies or guidelines established by the relevant Conservation Authority and the Niagara Escarpment Plan, where applicable.

Niagara Escarpment Natural and Protection Areas

4.9.59 The Escarpment Natural Area and Protection Area designations are identified on Map 4 in the Niagara Escarpment Plan and is included in EPA. Lands subject to development control by the Niagara Escarpment Commission will adhere to all applicable provisions of the Niagara Escarpment Plan.

Habitat of Threatened and Endangered Species

4.9.60 Development within the Significant Habitat of Threatened and Endangered Species is prohibited in accordance with Section 5.13, with the exception of the permitted uses as specified or as may be permitted in accordance with provincial and federal legislation and policies such as, but not limited to, the Endangered Species Act.

4.9.61 The Significant Habitat of Threatened and Endangered Species, which are not included within the Environmental Policy Area designation, will be identified by the Province and will be excluded from development and redesignated to EPA, as

required by the Province, or relevant agencies with delegated jurisdiction.

4.9.62 Management and restoration of sites containing threatened and endangered species will adhere to the Town's ecosystem principle, goal, objectives, policies and performance measures, as well as any policies or guidelines established by the Province and the Niagara Escarpment Plan, where applicable.

Fisheries

4.9.63 Development within Core Fishery Resource Areas is prohibited in accordance with Section 5.13 with the exception of permitted uses.

4.9.64 Development will not be permitted on lands adjacent to Core Fishery Resource Areas which will harmfully alter, disrupt or destroy fish habitat. There will be no net loss of productive capacity of fish habitat, and a net gain of productive capacity wherever possible.

4.9.65 Development will not be permitted in Other Fishery Resource Areas unless it can be demonstrated that such development will not harmfully alter, disrupt or destroy fish habitat, or that there will be no net loss of productive capacity of fish habitat, and a net gain of productive capacity wherever possible, to the satisfaction of the Town, Province, the relevant Conservation Authority, or other delegated approval authority.

4.9.66 The quality and quantity of surface water entering Core Fishery Resource Areas will be maintained and, where appropriate, enhanced and restored, to the satisfaction of the Town, the relevant Conservation Authority, the Niagara Escarpment Commission, where applicable, and the Province.

4.9.67 A riparian habitat zone will be maintained or established on lands abutting Fishery Resource Areas to the satisfaction of the Town, the Province, the relevant Conservation Authority. Management and restoration of Fishery Resource Areas will adhere to the Town's ecosystem principle, goal, objectives, policies and performance measures, as well as any relevant policies or guidelines established by the relevant Conservation Authority, the Niagara Escarpment Plan, where applicable, and the Province.

Wildlife Habitat

4.9.68 Development within Significant Wildlife Habitat is prohibited in accordance with Section 5.13, with the exception of the permitted uses.

4.9.69 Development may be permitted in Other Wildlife Habitat subject to the requirements of the Niagara Escarpment Commission and relevant agencies.

4.9.70 Unevaluated Wildlife Habitat will be studied and evaluated through joint initiatives involving the Town, the Conservation Authority, Province, the Region of Peel, a development proponent or other appropriate parties.

4.9.71 Management and restoration of Wildlife Habitat will adhere to the Town's ecosystem principles, goals, objectives, policies and performance measures, as well as any relevant policies or guidelines established by the Province, and the Niagara Escarpment Plan, where applicable, and will be implemented through an approved management plan.

Water Resources System Vision

Water resources are comprised of complex interrelated systems, features and areas such as aquifers, ground water recharge and discharge areas, seepage areas and springs, rivers, streams, ponds, wetlands, lakes, and stormwater. Ground water and surface water are important resources as they supply drinking water and help maintain ecological integrity of ecosystems. The Credit River, Humber River, Etobicoke Creek, and their tributaries form the major watersheds in Peel.

Water Resources System Objectives

4.9.72 To protect, improve or restore the quantity and quality of water resources for the supply of potable water and maintenance of the integrity of the ecosystem.

4.9.73 To eliminate or minimize potential negative land use impacts on vulnerable surface and ground water, sensitive ground water features and sensitive surface water features, and their hydrologic functions.

4.9.74 To collaborate with the Region to increase collective knowledge of water resources through the study, analysis and monitoring of these resources.

Water Resources System Policies

4.9.75 Protect, improve or restore the quality and quantity of water resources, including Water Resource System features and areas, key hydrologic areas and key hydrologic features, and their hydrologic functions, and related natural systems, features and areas, including their linkages and related functions, jointly with the Region of Peel, Conservation Authorities and other related agencies.

4.9.76 To identify Water Resource System features and areas as shown on Schedules C2.

4.9.77 The Town will continue further interpret, refine and designate, as appropriate, Water Resource System features and areas.

4.9.78 Initiate, promote and support efforts to further identify, study, analyze and monitor water resources, jointly with the Region of Peel, Conservation Authorities and other related agencies to ensure water quantity and quality meet provincial and regional standards.

4.9.79 The Town will participate in coordinated inter-municipal and interagency water resource management efforts, particularly with respect to cross boundary resource issues.

4.9.80 Require the use of low impact development and green infrastructure approaches, as appropriate, to mitigate and adapt to climate change impacts, support the efficient and sustainable use of water resources and to manage stormwater.

4.9.81 The Town will provide programs to protect, improve or restore water resources.

4.9.82 Restrictions may be applied to proposed planning and development and site alteration to protect the Town's drinking water. The Town may require an applicant to identify measures being taken to protect, improve or restore vulnerable surface and ground water, sensitive surface water

features, sensitive ground water features, key hydrologic features and key hydrologic areas, and their functions.

4.9.83 The Town will require development and site alteration planning and development applications, that may have an immediate or cumulative impact on water resources, appropriate hydrological and hydrogeological studies in accordance with provincial policy and the Region of Peel Official Plan. Study requirements, as appropriate, shall be confirmed when applications for development or site alteration are proposed within designated vulnerable areas or key hydrologic areas, or on lands within 120 metres of a sensitive surface water feature, sensitive ground water feature or key hydrologic feature.

4.9.84 Exempt new or expanded buildings or structures for agricultural uses, agriculture related uses or on-farm diversified uses from the requirement of a hydrological or hydrogeological study where the total impervious surface does not exceed 10 percent of the lot or if a minimum 30 metre vegetation protection zone is provided from a key hydrologic feature.

4.9.85 Development and site alteration in key hydrologic features or any associated vegetation protection zone outside of settlement areas is prohibited in accordance with the Region of Peel Official Plan and applicable provincial plans.

4.9.86 A hydrologic evaluation that identifies a vegetation protection zone for applications related to new development or site alteration within 120 metres of a key hydrologic feature outside of a settlement area will be required in accordance with any requirements of the Region of Peel Official Plan and the Growth Plan.

4.9.87 The Town will only permit large scale development by plan of subdivision, vacant plan of condominium or site plan in key hydrologic areas outside of settlement areas if it is demonstrated that the hydrologic functions, including the quality and quantity of water, of these areas will be protected and, where possible, enhanced or restored in accordance with any requirements of the Region of Peel Official Plan and the Growth Plan.

Subwatershed Plans

4.9.88 The Town, in consultation with the Region and Conservation Authorities will prepare subwatershed plans, or equivalent studies, prior to the development of a new or a major update to an existing secondary plan or local plan, or settlement area boundary expansion in accordance with Section 2.6.19.6 of the Region of Peel Official Plan.

Valley and Stream Corridors

4.9.89 Development is prohibited within Valley and Stream Corridors, in accordance with the policies in Section 4.9 of this Plan, with the exception of the permitted uses as specified in Section 5.13 and areas within the Humber River Valley Corridor within the existing settlement of Bolton as exempted through Section 4.11.28 to 4.11.59.

4.9.90 Risk management issues associated with Valley and Stream Corridors, such as flooding, erosion and slope instability, and how these will be exacerbated by climate change, must be addressed through the planning process.

4.9.91 Valley and Stream Corridors identified through more detailed studies will be excluded from development and placed in an Environmental Policy Area designation.

4.9.92 The quality and quantity of surface water entering Valley and Stream Corridors will be maintained, and, where appropriate, enhanced and restored to the satisfaction of the Town, the relevant Conservation Authority, the Niagara Escarpment Commission, where applicable and the Province.

4.9.93 Where appropriate, a riparian habitat zone will be maintained or established on lands abutting watercourses and waterbodies to the satisfaction of the Town, the relevant Conservation Authority, the Niagara Escarpment Commission, where applicable, and the Province.

4.9.94 Management and restoration of Valley and Stream Corridors will adhere to the Town's ecosystem principles, goals, objectives, policies and performance measures, as well as any applicable policies or guidelines established by the relevant Conservation Authority, the Niagara Escarpment Commission,

where applicable and the Province, and the Niagara Escarpment Plan, where applicable.

Groundwater

4.9.95 Development must ensure that the quality and quantity of groundwater recharge and discharge and the flow distribution of groundwater (including ground water to surface water interconnections and contributions to stream base flow) are protected, maintained, and, where appropriate, enhanced and restored.

4.9.96 Areas of groundwater recharge capability, and groundwater discharge zones, as identified through broader scale studies, will be subject to further detailed hydrogeological study requirements. Critical recharge and discharge areas, as identified through such studies, will be excluded from development and placed in an appropriate restrictive land use designation such as EPA.

4.9.97 Wellhead Protection Areas, shown on Schedule H, will be protected and managed in a manner which ensures the sustained integrity of the groundwater resource and will be subject to the following specific policies:

a) Notwithstanding the uses permitted by the underlying land use designations, shown on the Schedules to this Plan, uses which have been identified by the Region of Peel as being incompatible with Wellhead Protection Areas will be prohibited in the implementing Zoning By-law.

b) Notwithstanding the uses permitted by the underlying land use designations shown on the Schedules to this Plan, the uses/activities listed on Table 2 in Appendix A of this Plan, Wellhead Study/Protection Measure Guidelines, may only be permitted within the indicated Wellhead Protection Areas if the applicant demonstrates to the satisfaction of the Region and the Town that the proposed use/activity will not have a negative impact on the groundwater associated with the indicated wellhead protection area. In such cases, a site-specific rezoning will be considered by the Council.

c) Future Wellhead Protection Areas, identified by an appropriate agency, such as the Region of Peel or the Province, will be implemented by an amendment to this plan and an amendment to the implementing Zoning By-law.

d) Legally existing uses which are located within the Wellhead Protection Areas may be permitted to expand subject to the policies of this Official Plan and the provisions of the implementing Zoning By-law. Within the Oak Ridges Moraine Conservation Plan Area, the Wellhead Protection Areas shown on Schedule H have been established by the Region of Peel in accordance with the requirements of the Oak Ridges Moraine Conservation Plan.

4.9.98 Development will not negatively impact the quality and quantity of groundwater aquifers.

4.9.99 The establishment of new water taking uses such as Regional municipal water supply production wells, golf course irrigation systems and commercial water suppliers will adhere to the Town's ecosystem principle, goal, objectives, policies and performance measures, as well as those of applicable agencies.

4.9.100 Planning and development applications which may have an impact on groundwater resources, including new water taking uses, will be required to complete all necessary hydrogeological investigations prior to any approvals being granted. Study requirements will be determined jointly by the Town and relevant agencies and may include the completion of an EIS and MP.

4.9.101 Consideration will be given to the cumulative effects of development and water taking on the water budget of an affected area.

4.9.102 The management and use of groundwater must adhere to the Town's ecosystem principle, goal, objectives, policies and performance measures, as well as any applicable policies and guidelines established by relevant agencies.

Soils

4.9.103 Soils which possess inherent instabilities or other characteristics that may pose a serious hazard to human health and property will be excluded from development and placed in an appropriate restrictive designation such as EPA.

Natural Slopes

4.9.104 Slopes which form part of a Valley and Stream Corridor are designated Environmental Policy Area in accordance with Section 5.13 and are subject to the detailed policies of Section 4.9 of this Plan. In all other instances, slopes which form part of Supportive Natural Systems and Linkages will be assessed regarding their contribution to ecosystem form, function, and integrity. Based on this assessment, such slopes may be excluded from development and placed in an appropriate restrictive designation, such as EPA.

4.9.105 Slopes which possess inherent instabilities or other characteristics that may pose a serious threat to human health and property will be excluded from development and placed in an appropriate restrictive designation such as EPA.

4.9.106 The alteration of existing slopes and landforms will be minimized, and significant topographic features will be preserved and incorporated into developments as appropriate.

Oak Ridges Moraine Key Natural Heritage Features

4.9.107 Oak Ridges Moraine Key Natural Heritage Features and their related Minimum Vegetation Protection Zones are designated Environmental Policy Area.

4.9.108 Development within Oak Ridges Moraine Key Natural Heritage Features and their related Minimum Vegetation Protection Zones is prohibited in accordance with Sections 4.9 with the exception of uses permitted in accordance with Section 5.13.

4.9.109 Development within the Minimum Area of Influence associated with a Key Natural Heritage Feature but outside the Key Natural Heritage Feature itself, and the related Minimum Vegetation Protection Zone may be permitted.

4.9.110 Management and restoration of Oak Ridges Moraine Key Natural Heritage Features and their related Minimum Vegetation Protection Zones will adhere to the Town's ecosystem principle, goal, objectives, policies and performance measures, and the Oak Ridges Moraine Conservation Plan. Management and restoration efforts will also have regard for

relevant guidelines as may be established by the Province from time to time.

Oak Ridges Moraine Key Hydrologic Features

4.9.111 Oak Ridges Moraine Hydrologic Features and their related Minimum Vegetation Protection Zones are designated EPA.

4.9.112 Development within Oak Ridges Moraine Hydrologic Features and their related Minimum Vegetation Protection Zones is prohibited in accordance with Sections 4.9, with the exception of uses permitted in accordance with Section 5.13.

4.9.113 Development within the Minimum Area of Influence associated with a Hydrologic Feature but outside the Key Hydrologic Feature itself and the related Minimum Vegetation Protection Zone may be permitted subject to the provisions of the applicable land use designation.

4.9.114 Management and restoration of Oak Ridges Moraine Key Hydrologic Features and their related Minimum Vegetation Protection Zones will adhere to the Town's ecosystem principle, goal, objectives, policies and performance measures, and the Oak Ridges Moraine Conservation Plan. Management and restoration efforts will also have regard for relevant guidelines as may be established by the Province as amended.

Greenbelt Key Natural Heritage and Key Hydrologic Features

4.9.115 Greenbelt Key Natural Heritage Features and Key Hydrologic Features and their associated Vegetation Protection Zones are designated Environment Policy Area.

4.9.116 Development within Greenbelt Key Natural Heritage Features and Key Hydrologic Features and their related Vegetation Protection Zones is prohibited in accordance with Sections 4.9 and 5.13.

4.9.117 Development within 120 metres of a Greenbelt Key Natural Heritage Features within the Natural Heritage System, and within 120 metres of Key Hydrologic Features within the Protected Countryside designation, but outside the features themselves and the related Vegetation Protection Zones may

be permitted subject to the provisions of the applicable land use designation.

4.9.118 Management and restoration of Greenbelt Key Natural Heritage Features, Key Hydrologic Features and their related Vegetation Protection Zones will adhere the policies of this Plan as well as the objectives and policies of the Greenbelt Plan. Management and restoration efforts will also have regard for relevant guidelines as may be established by the Province from time to time.

4.9.119 Within the Oak Ridges Moraine Conservation Plan Area, the Wellhead Protection Areas shown on Schedule H have been established by the Region of Peel in accordance with the requirements of the Oak Ridges Moraine Conservation Plan. In addition to being subject to the provisions of Section 4.9.97.

4.9.120 The establishment of new water taking uses such as Regional municipal water supply production wells, golf course irrigation systems and commercial water suppliers will adhere to the Town's ecosystem principles, goals, objectives, policies and performance measures, as well as those of applicable agencies.

4.9.121 Development applications which may have an impact on groundwater resources, including new water taking uses, will be required to complete all necessary hydrogeological investigations prior to any approvals being granted. Study requirements will be determined jointly by the Town and relevant agencies and may include the completion of an EIS and MP.

4.9.122 Consideration will be given to the cumulative effects of development and water taking on the water budget of an affected area.

4.9.123 The management and use of groundwater must adhere to the Town's ecosystem principle, goal, objectives, policies and performance measures, as well as any applicable policies and guidelines established by relevant agencies.

Environmental Policy Area

Vision

Environmental Policy Area includes all Natural Core Areas and Natural Corridors as outlined on Table 1 except for those areas exempted through Sections 4.11.28 to 4.11.59.

Objectives

The Natural Heritage System policies contained in Section 4.9 apply to this section.

Policies

4.9.124 All lands designated Environmental Policy Area in this Plan shall be zoned in a separate classification in the implementing Zoning By-law which conforms to the provisions of this designation. Where Environmental Policy Area lands occur within the Niagara Escarpment Development Control Area, and are, therefore, not subject to municipal zoning, the Town is a commenting body only and does not have the powers to implement the Niagara Escarpment Plan. Where lands designated Environmental Policy Area are located within the Oak Ridges Moraine Conservation Plan Area or the Greenbelt Protected Countryside designation, the implementing Zoning By-law shall also implement the requirements of the Oak Ridges Moraine Conservation Plan or the Greenbelt Plan, as applicable, as contained in this section respectively. In addition to the uses permitted under Section 5.13, Council may decide to recognize other legally existing uses within Environmental Policy Area as permitted uses on a site-specific basis.

4.9.125 As more detailed environmental information becomes available, such as information derived from approved studies or site investigations/inspections, minor refinements to the limits of lands designated Environmental Policy Area on the Schedules to this Plan, including minor additions or deletions, may be permitted without an amendment to this Plan, provided such a minor refinement is satisfactory to the Town and other relevant agencies.

4.9.126 Within the Oak Ridges Moraine Conservation Plan Area, proposed refinement to Town designated Environmental Policy Area lands (wetland, area of natural and scientific interest

and/or significant portions of the habitat of endangered, rare and threatened species, or their related minimum vegetation protection zones) shall require formal confirmation from the Province that said refinement is required prior to any development being permitted or undertaken. Where the associated evaluation results in a greater minimum vegetation protection zone than is required by the policies of the Oak Ridges Moraine Conservation Plan Area, the greater standard shall be used. All development shall be prohibited within the greater minimum vegetation protection zone as established, except as otherwise permited by this Plan.

4.9.127 Major modifications to the extent of lands designated Environmental Policy Area on the Schedules to this Plan, including major additions or deletions, shall only occur through an amendment to this Plan.

4.9.128 Lands designated Environmental Policy Area are not to be damaged or destroyed, unless as a result of an approved permitted use pursuant to Section 5.13 above, and, within the Oak Ridges Moraine Conservation Plan Area, pursuant to this section and within the Greenbelt Protected Countryside designation, pursuant to to this section. In the event that Environmental Policy Area is damaged or destroyed without required approvals, there shall be no adjustment to the boundary or redesignation of these areas, and the Town and Region will require replacement or rehabilitation of the affected ecosystem features, functions and/or landforms.

4.9.129 In order to facilitate environmental conservation and management, the Town generally discourages fragmentation of ownership of Environmental Policy Area lands and shall strive, through the planning process, to ensure that Environmental Policy Area lands are retained in larger privately or publicly owned blocks.

4.9.130 It is not intended that all Environmental Policy Area lands shall be purchased or otherwise brought into public ownership, nor that all Environmental Policy Area Environmental Policy Area lands shall be open and accessible for public use. However, it may be determined that certain Environmental Policy Area lands should be in public ownership or accessible to the public. In such cases, the Town, or other relevant agencies, shall

explore options for bringing these lands into public ownership or providing appropriate public access to these lands.

4.9.131 Notwithstanding the inclusion of all valley and stream corridors in Environmental Policy Area, as outlined on Table 1, certain portions of the Humber River Valley Corridor, within the existing settlement area of Bolton that have not been designated Environmental Policy Area are subject to Section 4.11.28 to 4.11.34.

4.9.132 Within the settlement area of Bolton development within the urbanized lands located between the floodplain and the valley wallshall, be required to adhere to the Town's ecosystem principle, goal, objectives, policies and performance measures, and shall also be subject to the applicable provisions of the Toronto Region and Conservation Authority Valley and Stream Corridor Management Program, or subsequent policy documents.

4.9.133 Further to Section 4.9.29, proponents of development and redevelopment within these lands may be required to complete appropriate environmental studies investigations, up to, and including, an Environmental Impact Study and Management Plan, pursuant to Section 4.9.57-4.9.64, prior to approval of the development proposal. The requirement for such studies shall be determined jointly by the Town, the Toronto Region Conservation Area and relevant agencies.

4.9.134 Further to Sections 4.9.32 and 4.9.33, certain restrictions/conditions may be placed on new development and redevelopment within these landsas well as those of the Toronto Region Conservaton Authority and other relevant agencies, to the greatest extent possible. Such restrictions and requirements shall be implemented as a condition of development approval of the Town.

4.9.135 Through future municipal planning initiatives, the Town may determine, upon consideration of all relevant planning factors, that specific, developed portions of existing settlement areas, which are located within a valley and stream corridor, should be placed in a land use designation other than Environmental Policy Area In such instances, appropriate land use designations and policies shall be developed for these lands in consultation with the relevant agencies. Such policies and designations shall address environmental and natural hazard

issues to the satisfaction of the Town and other relevant agencies and shall be subject to an appropriate approvals process.

4.9.136 Notwithstanding the inclusion of all Oak Ridges Moraine Key Natural Heritage Features and Key Hydrologic Features and their related Minimum Vegetation Protection Zones within Environmental Policy Area, as outlined in Table 1, the Environmental Policy Area boundaries within the Caledon East Secondary Plan Area, as shown in Volume 2 of this Plan, have been established on the basis of the Caledon East Comprehensive Environmental Impact Study and Management Plan, prepared as part of the Secondary Plan process. The resulting Environmental Policy Area designations on the Caledon East Secondary Plan Land Use Plan do not include the Minimum Vegetation Protection Zones associated with Oak Ridges Moraine Key Natural Heritage Features and Key Hydrologic Features.

The precise location of Environmental Policy Area and sufficient width of any Minimum Vegetation Protection Zones shall be determined on a site-specific basis through an Environment Impact Study and Management Planprepared in accordance with Sections 4.9.57-4.9.64 and the Oak Ridges Moraine Conservation Plan policies in this Plan, and shall be guided by the recommendations of the Caledon East Comprehensive Environmental Impact Study and Management Plan.

Existing Development and Uses

4.9.137 The following policies regarding existing development/uses within Environmental Policy Area are to be read in conjunction with the legal non-conforming use policies contained in Chapter 6.3. In addition to the aforementioned sections, existing uses within the Oak Ridges Moraine Conservation Plan Area are subject to the provisions of the Oak Ridges Moraine Conservation Plan policies in this Planand existing uses within the Greenbelt Protected Countryside designation are subject to the provisions of the Greenbelt Plan.

4.9.138 Existing development/uses within Environmental Policy Area including related facilities, operations and programs, shall be encouraged, or, where the process and circumstances permit, required, to adhere to the Town's ecosystem principle, goal,

objectives, policies and performance measures to the greatest extent possible.

4.9.139 Major expansions of existing development/uses within Environmental Policy Area, including related facilities, operations and programs will conform to all relevant Provincial requirements and shall not be permitted, unless it can be demonstrated through an Environmental Impact Study and Management Plan to the satisfaction of the Town and relevant agencies, that the proposal will protect Environmental Policy Area form, function and integrity, or will, in addition to the aforementioned, enhance and restore existing degraded conditions.

The Environmental Impact Study and Mangement Plan shall be prepared by the proponent to the satisfaction of the Town and relevant agencies prior to approval of the major expansion. In considering major expansions the Town may place specific restrictions/conditions on the proposal in order to achieve this policy. Major expansions are also subject to the applicable approval requirements of other relevant agencies.

4.9.140 Minor expansions of existing development/uses within Environmental Policy Area including related facilities, operations and programs, may be permitted, subject to the applicable approval requirements of relevant agencies and/or Provincial plans. In considering such minor expansions, the Town shall require the proponent to adhere to the policies of this Plan.

4.9.141 In addition, the proponent may be required to conduct appropriate environmental studies/investigations to support the proposal. Specific restrictions/conditions may be placed on the proposal in order to eliminate, minimize or mitigate impacts on ecosystem form, function and integrity.

4.9.142 The replacement of existing structures within Environmental Policy Areas which have been destroyed by natural occurrences, such as fire, may be permitted subject to the approval requirements of relevant agencies. Such a replacement shall not have the effect of increasing the size of the building or the intensity of use, unless in accordance with

Sections 4.9.139 and 4.9.140, and shall not lead to degradation ofEnvironmental Policy Area integrity.

New Lots and Existing Lots of Record

4.9.143 New lots wholly within Environmental Policy Area will not be permitted unless being proposed for non-development purposes (eg: lot line adjustments or severance for conveyance to a public agency), and will not lead to conflict with the environmental provisions of this plan,relevant agencies or Provincial plans.

4.9.144 New lots which include a portion of Environmental Policy Area, or are adjacent to Environmental Policy Area, may be permitted, subject to the approval requirements of the Town, relevant agencies and/or Provincial plans. The applicant may be required to demonstrate, by Environmental Impact Study and Management Plan, that the application will adhere to the Town's ecosystem principle, goal, objectives, policies and performance measures, as well as the applicable policies of relevant agencies and/or Provincial plans.

4.9.145 The approval authority shall place such restrictions on the approval of new lots as are required by the Town, relevant agencies and/or Provincial plans. Such restrictions shall be determined through the environmental investigations carried out by the applicant, pursuant to Section 4.9.144, above. Restrictions may include, among other things, the definition of an acceptable structural envelope external to Environmental Policy Area the placement of restrictive easements or zoning on the Environmental Policy Area portions of the site, and other measures.

4.9.146 Within the Environmental Policy Area, a building permit may be issued for a vacant existing lot of record, in accordance with the zoning by-law and subject to the approval requirements of relevant agencies and/or Provincial plan including issuance of a Niagara Escarpment Plan development permit or Oak Ridges Moraine Conservation Plan site plan, where applicable.,

4.9.147 Where a part of a vacant existing lot of record is located outside Environmental Policy Area, the proposed development

or use shall be located outside of the Environmental Policy Area where possible.

4.9.148 Notwithstanding Section 4.9.146 above, a building permit will not normally be issued for a vacant existing lot of record within Environmental Policy Area which is subject to natural hazards, such as flooding, erosion or slope instability, which may cause damage to property or loss of life. However, if it is demonstrated through studies/ investigations, to the satisfaction of the Town and relevant agencies, that the lot, or a portion of the lot large enough for the proposed use is not subject to such hazards, or that the hazards can be mitigated in a manner consistent with the provisions of this plan and the policy requiremnts of relevant agencies and or Provincial Plans, a building permit may be issued subject to specific restrictions/conditions.

4.9.149 Within the ORMCPA, in addition to being subject to Section 5.13.2, 4.9.143 to 4.9.148, new lots and existing lots within Environmental Policy Area are subject to the provisions of the Oak Ridges Moraine Conservation Plan policies in this Plan. Lot creation within the Greenbelt Protected Countryside designation is also subject to the provisions of the Greenbelt Plan.

Passive Recreation

4.9.150 Proposals for passive recreation uses, including related facilities, operations and programs, either wholly or partially within Environmental Policy Area may be permitted, subject to applicable Provincial Plan requirements and the completion of environmental studies/investigations, up to, and including, an Environmental Impact Study and Management Plan, as determined by the Town and relevant agencies. Such studies/investigations shall demonstrate that the proposed use adheres to the policies of this Plan.

4.9.151 Where recreational opportunities are provided on lands designated Environmental Policy Area, they will be planned and managed in a manner which adheres to the Town's ecosystem principle, goal, objectives, policies and performance measures. The Town encourages the preparation of Comprehensive Recreation Master Plans, or comparable documents, for these sites, through a co-operative process, involving relevant agencies such as the Town, the Conservation

Authorities and the Niagara Escarpment Commission, where applicable. Such plans shall identify existing and proposed uses, as permitted by Section 4.9.26, including related facilities, operations and programs; further detail ecosystem forms, functions and linkages; assess the potential impacts of such uses; and, outline environmental management and enhancement measures. Where a portion of the subject lands are located outside Environmental Policy Area, the Master Plan shall be prepared for the entire site, subject to the provisions of Section 4.7.

Where such plans have been approved by the Town and relevant agencies, they can take the place of some or all of the environmental studies/investigations required by the Town provided the provisions of the Comprehensive Environmental Impact Study and Management Plan are deemed to satisfy applicable Town policy.

4.9.152 Within the Oak Ridges Moraine Conservation Plan Area, in addition to being subject to Section 4.9.150 and 4.9.151, new passive recreational uses within Environmental Policy Area are subject to the provisions of the Oak Ridges Morain Conservation Plan policies in this Plan and shall not be permitted until a site plan has been approved by the Town of Caledon. New passive recreational uses within the Greenbelt Protected Countryside designation are also subject to the provisions of the Greenbelt Plan.

Infrastructure

4.9.153 New public and private infrastructure will not be permitted in Environmental Policy Area, with the exception of essential public infrastructure which may be permitted subject to approval requirements of the Town and relevant agencies and/or Provincial plans.In such circumstances, an Environmental Impact Study and Management Plan shall be prepared which demonstrates that all reasonable alternatives to locating the proposed infrastructure outside of Environmental Policy Area have been explored, and to identify mitigation, restoration and management measures.

4.9.154 Where public or private infrastructure projects are subject to a separate Environmental Impact Study and Management Plan EIS and MP type review and approvals process, such as projects reviewed under the *Environmental Assessment Act*,

the Town may modify or eliminate the environmental study requirements, subject to applicable Provincial Plans.

4.9.155 Where the construction/maintenance of infrastructure is of an emergency nature, such as those essential works associated with flood and erosion protection, or other immediate hazards, the Town may exempt such infrastructure from the requirements of Section 4.9.57 to 4.9.60, subject to application Provincial Plans.

4.9.156 Within the Oak Ridges Moraine Conservation Plan Area, in addition to being subject to Section 4.9.153 to 4.9.156, new public and private infrastructure within Environmental Policy Area is subject to the provisions of the Oak Ridges Moraine Conservation Plan. New public and private infrastructure within the Greenbelt Protected Countryside designation is also subject to the provisions of the Greenbelt Plan.

Environmental Impact Studies and Management Plans

4.9.157 Development proposals adjacent to Environmental Policy Area will be required to complete an Environmental Impact Study and Management Plan.

4.9.158 The Envirionmental Impact Study and Management Plan shall:

a) Identify existing ecosystem forms, functions and integrity within Environmental Policy Area, and further refine the limits ofEnvironmental Policy Area, at a detailed scale to the satisfaction of the Town.

b) Identify and assess the existing and potential function and integrity of Supportive Natural Systems and Natural Linkages and existing and potential ecological linkages between Environmental Policy Area lands, adjacent lands, and broader ecological systems;

c) Assess the anticipated immediate and longer term environmental impacts of the proposal and to identify all mitigation measures necessary to satisfy the Town's environmental policies and performance measures;

d) Demonstrate how the proposed development satisfies the environmental policies and performance measures contained in this Plan;

e) Identify site-specific protection, enhancement, restoration and management programs necessary to satisfy the Town's

environmental policies and performance measures, and to identify mechanisms for implementing such programs; and,

f) To provide base line environmental data which will support environmental monitoring programs.

4.9.159 Environmental Impact Study and Management Plan requirements and scope shall be determined jointly by the Town and relevant agencies. Within the Greenbelt Plan Area, the Environmental Impact Study and Management Plan shall incorporate the applicable requirements for Natural Heritage Evaluations and Hydrological Evaluations, as detailed in the Oak Ridges Moraine Conservation Plan policies in this Plan.

4.9.160 Where the Environmental Impact Statement and Management Plan identifies additional lands as contributing to the sustained integrity of Environmental Policy Area, such lands shall be excluded from the development and shall be incorporated into a land use designation such as Environmental Policy Area. Such lands shall then be subject to the policies and performance measures pertaining to Environmental Policy Area. Within the ORMCPA, where the EIS and MP identifies additional lands that are Key Natural Heritage Features and Key Hydrologic Features and their related Minimum Vegetation Protection Zones, such lands shall be deemed to be designated Environmental Policy Area and shall be subject to the policies of Sections 4.9 and the Oak Ridges Moraine Conservation Plan policies in this Plan. Within the Greenbelt Plan Protected Countryside designation, where the Environmental Impact Study and Management Plan identifies additional lands that are Key Natural Heritage Features and Key Hydrologic Features, such lands shall be deemed to be designated Environmental Policy Area and shall be subject to the policies of Section 4.9 and the Greenbelt Plan.

4.9.161 Where feasible, the environmental policy and study requirements of relevant agencies shall be incorporated into the Town's Environmental Impact Study and Mangement Plan requirements in order to facilitate a streamlined and co-ordinated environmental review process.

4.9.162 The Town shall encourage, or where the process and circumstances permit, require, that lands within Environmental Policy Area, which are currently in a degraded state, be managed in a manner which restores long-term ecosystem integrity. Such management activities shall be implemented

through an Environmental Imapct Study and Management Plan, where required, or through an approved Forest Management Plan, Environmental Management Plan or comparable document. The management measures outlined in an Environmental Impact Study and Management Plan or other approved comparable document shall adhere to the policies of this Plan, and shall be subject to the Town's approval or the approval of another appropriate agency, prior to implementation.

4.9.163 Proposed large-scale development applications, proposed amendments to this plan, which include, or are adjacent to Environmental Policy Area, and which may have a substantive impact on broader ecosystems, shall be required to complete a comprehensive, environmental study, such as a Comprehensive Environmental Impact Study and Management Plan or a Sub-watershed Study, prior to any planning and development approvals. Such broader scale investigations shall assess the carrying capacity of the affected ecosystem and the potential cumulative environmental effects of the proposal, within an relevant environmental framework. The need for and scope of such studies shall be determined jointly by the Town and relevant agencies.

4.9.164 In instances where a Sub-watershed Study, Secondary Plan or other broader scale environmental study has been completed in advance of a site-specific proposal affecting Environmental Policy Area, the Town, in consultation with relevant agencies, may modify the environmental study requirements for an individual application.

4.10 Protecting and Managing our Natural Resources

Vision

The management of the Town’s aggregate resources is critical to preserving Caledon’s unique identity and character. The protection, use and enjoyment of these human and environmental features needs to be balanced with the sometimes competing priorities for the protection of the mineral aggregate resources for future extraction.

Major facilities and sensitive land uses will avoid, minimize or mitigate any potential adverse effects from odour, noise and other contaminants, minimize

risk to public health and safety, and to look ensure the long-term operational and economic viability of major facilities.

The policies refine the identified Regional High Potential Mineral Aggregate Resource Areas for protection at the local level and allow mineral aggregate resources to be made available for use, where this use can be balanced and integrated with the ecosystem, social and economic goals of the Town of Caledon. The Regional High Potential Mineral Aggregate Resource Areas includes those portions of the primary and secondary sand and gravel and bedrock resource areas located in the Region of Peel that are not constrained by: the Core Areas of the Greenlands System in Peel as identified in the Regional Official Plan; the Escarpment Protection Areas as designated in the Niagara Escarpment Plan; registered plans of subdivision; and the approved settlement areas as designated in area municipal official plans.

The Regional High Potential Mineral Aggregate Resource Areas has been further refined at the local level to reflect the Town of Caledon's local environmental, cultural, social, and other planning considerations to create the Caledon High Potential Mineral Aggregate Resource Areas as identified on Schedule C5 of this Plan. A policy framework has been established to deal with applications for extraction within the Caledon High Potential Mineral Aggregate Resource Areas. Within the Oak Ridges Moraine Conservation Plan Area Caledon High Potential Mineral Aggregate Resource Areas was further refined by removing Oak Ridges Moraine Conservation Plan Natural Core Areas.

Objectives

4.10.1 To balance the protection and use of mineral aggregate resources now and in the future with other goals of the Town of Caledon as expressed in the Official Plan, including, but not limited to, maintenance of the local community/social values; protection and stewardship of the Town of Caledon's natural ecosystems and cultural/human heritage resources; and strengthening the local economy and tax base.

4.10.2 To recognize the Town of Caledon's mineral aggregate resource industry as an important component of the Town of Caledon's economic base and to provide for the continuation of presently licenced mineral extraction operations; to protect existing licenced facilities from new adjacent land uses which may hinder their operation; and to stress the need for progressive rehabilitation in existing facilities, as well as rehabilitation of abandoned pits and quarries.

4.10.3 To identify high potential mineral aggregate resource areas in Caledon, to protect them for possible use and to establish policies that allow as much of the resource as is realistically possible to be made available for use, to supply resource needs, in a manner consistent with this Plan and the *Niagara Escarpment Plan* where applicable.

4.10.4 The comprehensive analysis of aggregate resources in the Town of Caledon has resulted in the formulation of Town-wide objectives which will provide the framework for policies to guide the management and use of aggregate resources. The Town-wide objectives are as follows:

4.10.5 To ensure that the extraction of aggregate resources is undertaken in a balanced manner which adheres to the Natural Heritage System Objectives contained in Section 4.9 of the Plan and which will recognize Caledon's community character and social values over the short and long-term.

4.10.6 To provide a framework for orderly extraction of aggregate resources that provides for a greater degree of certainty to both the aggregate industry and the community, ensures the efficient use of infrastructure, minimizes impacts, and encourages timely rehabilitation.

4.10.7 To provide a framework to allow as much of the aggregate resource as is realistically possible to be made available for use.

4.10.8 To protect aggregate resources identified as Caledon High Potential Mineral Aggregate Resource Areas as identified on Schedule C5 for possible future extraction. Development within or adjacent to the protected areas that would preclude or hinder extraction or access to the aggregate resources will be restricted.

4.10.9 To minimize the impact of aggregate related traffic on the community.

4.10.10 To establish a set of clear, balanced, and standard criteria for evaluating applications for new or expanded aggregate operations that will contribute to achieving the goals and objectives of this Plan.

4.10.11 To minimize the disturbed area and achieve beneficial end uses by encouraging and promoting the speedy, progressive and

final rehabilitation of both new and older aggregate operations and the preparation of a Rehabilitation Master Plan for each of the ten aggregate resource areas.

4.10.12 To improve aggregate resource management in the Town through co-operation with the aggregate industry and other stakeholders in joint sponsorship or ventures.

Policies

Caledon High Potential Mineral Aggregate Resource Areas Mapping/Criteria

4.10.13 The Caledon High Potential Mineral Aggregate Resource Areas are shown on Schedule C5 for the purpose of identifying high potential mineral aggregate resource deposits for protection for possible future extraction. High Potential Mineral Aggregate Resource Areas consist of areas of earth materials including sand, gravel, shale, dolostone, and sandstone as identified generally and categorized in the Aggregate Resources Inventory of the Region of Peel (1996), including selected sand and gravel resource areas of primary significance generally composed of more than 35% gravel;

a) Selected sand and gravel resource areas of secondary significance generally composed of 35% or less gravel and generally sandy; and,

b) Selected bedrock resources consisting of high quality deposits of shale, dolostone and sandstone which generally are overlain by less than 8 metres of unconsolidated materials.

4.10.14 These areas were refined at the Regional level as shown in the Regional Official Plan to produce High Potential Mineral Aggregate Resource Areas and were subsequently refined at the Town of Caledon level to produce the Caledon High Potential Mineral Aggregate Resource Areas. Refinements to produce Caledon High Potential Mineral Aggregate Resource Areas reflect constraints to extraction such as environmental designations, settlement designations, existing development and fragmented areas.

4.10.15 Those areas identified as Caledon High Potential Mineral Aggregate Resource Areas have been prioritized as Aggregate Resource Lands and Aggregate Reserve Lands as shown on Schedule C5. New pits and quarries are encouraged to locate in Aggregate Resource Lands as those lands have been

determined to be suitable for aggregate extraction subject to Sections 4.10.27, 4.10.28 and 4.10.29 and shall be designated to Extractive Industrial A Area or Extractive Industrial B Area subject also to Sections 4.10.27, 4.10.28 and 4.10.29. New pits and quarries will be considered in Aggregate Reserve Lands. It is the intent of this Plan that Aggregate Reserve Lands will be considered for Extractive Industrial A Area or Extractive Industrial B Area subject to the Applicant providing a planning justification having regard to the potential impacts that affect the broader community, that the location is suitable for aggregate extraction and subject to meeting the requirements of Section 4.10.30.

4.10.16 Both Aggregate Resource Lands and Aggregate Reserve Lands as shown on Schedule C5 may be designated to permit extraction during the life of this Plan subject to the goals, objectives and policies of this Plan. An Applicant shall not be required to prove need (including any type of supply/demand analysis) for the mineral aggregate resource.

4.10.17 Minor adjustments to Caledon High Potential Mineral Aggregate Resource Areas may be permitted without an amendment to this Plan. Major adjustments to Caledon High Potential Mineral Aggregate Resource Areas will require a site-specific amendment to Schedule C5 or could be requested through the Five (5) Year Plan Review, subject to the justification requirements of 4.10.18. As more detailed information on the aggregate resources becomes available through approved studies or site investigations, amendments to the limits of the Caledon High Potential Mineral Aggregate Resource Areas may be permitted in accordance with this Section. Where amendments to the Environmental Policy Area designation in accordance with Sections 4.9.125 to 4.9.127 of the Oak Ridges Moraine Conservation Plan Area would alter the area where extraction is prohibited by Section 5.23.5 to 5.23.8, or where the expansion of a designated settlement is permitted under Section 4.10.56, corresponding refinements or amendments, as applicable, will be made to Schedule C5.

4.10.18 The studies or site investigations referred to in Section 4.10.17 must be prepared by a qualified professional(s) and may be scoped, based on site-specific conditions and shall include an evaluation of the quantity and quality of the resource on the subject lands, and a consideration of other relevant factors such as configuration of the resource, depth of overburden,

land fragmentation, potential conflicting land uses, presence of Environmental Policy Area identified under 1.10.16 and commercial potential of the resource. Lot size shall generally not be sufficient rationale for deletion of lands from Schedule C5 of this Plan.

4.10.19 Residential clusters are excluded from the Caledon High Potential Mineral Aggregate Resource Areas area. For the purpose of this Section, a residential cluster is defined as a grouping of five or more non-farm related lots existing as of May 1, 1998, and located along existing local or regional roadways on the same or both sides of the roadways.

4.10.20 The Caledon High Potential Mineral Aggregate Resource Areas identification does not restrict: existing uses; the expansion of existing uses; the expansion of existing buildings or structures; the construction of buildings or structures on existing lots; or the establishment of new uses; so long as the proposed buildings, structures and uses are in conformity with this Plan and Zoning By-law and so long as they do not constitute "development" as defined in Section 1.10.64.

4.10.21 Lands which have been previously licenced, which have been substantially mined out, which have been rehabilitated, and for which the license has been surrendered shall be excluded from the Caledon High Potential Mineral Aggregate Resource Areas through an Amendment to Schedule C5 of this Plan.

Wayside Pits and Quarries/Portable Asphalt Plants

4.10.22 New wayside pits or quarries and portable asphalt plants for the exclusive temporary use of a public road authority project will be permitted in all land use designations without an amendment to this Plan or the applicable Zoning By-law. New wayside pits or quarries will not be permitted in areas, as identified in Section 4.10.53, of existing development or particular environmental sensitivity.

Notwithstanding the above, within the Niagara Escarpment Plan, wayside pits and quarries may be permitted in the Escarpment Rural Area designation only, subject to the provisions of the Niagara Escarpment Plan, and portable asphalt plants are prohibited.

4.10.23 The Town of Caledon's comments on an application to grant a permit for a wayside pit or quarry will be made by means of a resolution of Council, and such resolution may include recommended conditions. In formulating its comments Council will take into account, among other things, the following:

a) The proposed wayside pit's proximity to the project(s) it will supply;
b) Potential impacts on affected land uses and residents and proposed mitigation and the need to minimize social and environmental impacts; and,
c) The rehabilitation plan.

4.10.24 The Town of Caledon will encourage the use of existing licenced aggregate operations for public projects in order to minimize the need for wayside pits or quarries.

4.10.25 All wayside permits within the Town of Caledon shall conform with the requirements of Ontario Regulation 244/97, Section 5, of the *Aggregate Resources Act*, or its successor regarding the number and frequency of wayside permits that may be issued for a site or any land adjoining the site, as set out in the regulation.

4.10.26 The Town of Caledon will recommend that wayside pits and quarries be located so as to ensure maximum use of the resource as appropriate and minimum disturbance to the environment and will encourage the rehabilitation of wayside pits and quarries to the limit of its ability. The Ministry of Transportation will provide notice of wayside pits and quarry applications in accordance with the memorandum of understanding that has been agreed to by the Town of Caledon and the Ministry.

Applications for *Planning Act* Approvals to Permit New or Expanded Aggregate Operations

4.10.27 The Town of Caledon will process an application for an Official Plan Amendment to designate lands identified as Caledon High Potential Mineral Aggregate Resource Areas Aggregate Resource Lands on Schedule C5 for a new extraction operation

or an expansion to an existing extraction operation and will require:

a) A completed application for an Official Plan Amendment and all the necessary supporting documents and reports;

b) An application for an amendment to the Town of Caledon's Zoning By-law and all the necessary supporting documentation and reports, or if the subject property is within the Niagara Escarpment Development Control Area and therefore does not require a rezoning, after the Applicant has submitted all required applications to the Niagara Escarpment Commission under the *Niagara Escarpment Planning and Development Act* together with all the necessary supporting documentation and reports;

c) The Applicant has delivered to the Clerk of the Town of Caledon, in order that they be made available to the public, the detailed site plans required for submission to the Ministry of Natural Resources under the *Aggregate Resources Act*;

d) The Applicant has delivered to the Clerk of the Town of Caledon, in order that they may be made public, any related reports prepared by the Applicant;

e) The Applicant has delivered to the Clerk of the Town of Caledon, in order that it may be made public, any other reasonable information as determined by the pre-consultation process described by Section 6.6;

f) Confirmation that the Applicant is prepared to enter into agreements with the appropriate public bodies providing that any off-site works, other than road improvements, identified as necessary for the acceptable operation of the pit or quarry by a report prepared pursuant to Section 4.10.28, will be completed in a timely fashion and that the appropriate share of the cost of such works is to be paid by the Applicant; and,

g) Confirmation that the Applicant is prepared to enter into agreements with the appropriate public bodies to ensure the timely completion of any necessary road improvements in accordance with Section 4.10.45 to 4.10.48.

4.10.28 The Town of Caledon will approve an application for an Official Plan Amendment to designate lands identified as Aggregate Resource Lands on Schedule C5 for a new extraction operation

or expansion to an existing extraction operation when the following criteria have been met:

a) The Applicant has submitted reports by qualified professionals detailing the manner in which:
   i) The application conforms to the intent of the Town-wide aggregate management objectives found within this Plan;
   ii) The application conforms to the applicable land use and resource management policies for the specific resource area within which the lands that are the subject of the application are located (Section 4.10.89 to 4.10.93);
   iii) The application meets the intent of the Rehabilitation Master Plan, where one has been prepared for the resource area within which the lands that are the subject matter of the application are located unless, in the circumstances, it is demonstrated to be inappropriate;
   iv) The application implements the applicable recommendations of a Sub-watershed Study(ies) where these recommendations have been incorporated into this Official Plan;
   v) The application conforms to the Natural Heritage System Policies (Section 4.9), and the Environmental Policy Area Policies (Section 5.13), and Section 5.23 of this Plan;
   vi) Access to the site will conform to Section 4.10.46;
   vii) The application conforms to Section 6.3.4;
   viii) The application conforms to the Niagara Escarpment Plan where applicable; and,
   ix) The application conforms to the Oak Ridges Moraine Conservation Plan where applicable.
b) The Applicant has completed a Traffic Impact Study as described by Section 4.10.41 which satisfactorily demonstrates that any additional traffic and road improvements will not have unacceptable impacts on the safe and efficient use of the road network and that impacts on adjacent land uses, on those landscape elements referred to in Section 4.10.46 b) to e) or on any environmentally sensitive features identified by the Traffic Impact Study will be satisfactorily mitigated;
c) The Applicant has assessed the social impacts as described in Section 4.10.40 and demonstrated that the proposal will not have any unacceptable impacts;
d) The Applicant has completed all environmental investigations and studies as required by this Plan and by all relevant

approval agencies and demonstrated that the proposal will not have any unacceptable impacts;

e) The Applicant has completed a Visual Impact Report as described by Section 4.10.37 and demonstrated that the proposal will not have any unacceptable impacts;

f) The applicant has completed a Cultural Heritage Survey as described by Section 4.10.38 and 4.10.39 and, where required, additional cultural heritage studies, such as a Cultural Heritage Impact Statement, or an archaeological assessment and has demonstrated that there will not be any unacceptable impacts;

g) The Applicant, for operations which propose below water table extraction, has completed a Water Resources Study as described in Section 4.10.42 and has demonstrated water resources will be protected, maintained and, where applicable, enhanced and that there will be no unacceptable impacts;

h) The Applicant, for operations which propose above water table extraction, has completed a Water Resources Study as described in Section 4.10.43 and has demonstrated water resources will be protected, maintained and, where applicable, enhanced and that there will be no unacceptable impacts;

i) The Applicant has demonstrated that noise and vibration impacts will be mitigated to acceptable levels;

j) The Applicant has demonstrated that the impacts from dust and other air pollutants will be mitigated to acceptable levels; and,

k) The Applicant has prepared a land use planning analysis and has demonstrated that the proposal will not result in any unacceptable land use conflicts.

4.10.29 In considering whether to approve an application for an Official Plan Amendment to designate land in Aggregate Resource Lands for a new extraction operation or an expansion to existing extraction operation, the Town of Caledon will take into account whether the Applicant has demonstrated that:

a) The monitoring program proposed by the Applicant will be adequate. In considering this issue, the Town of Caledon will take into account whether the proposed program is acceptable to the Region of Peel, the Province, the Conservation Authorities and the Niagara Escarpment Commission. The Town of Caledon expects that the proposed monitoring program will include the requirement that the results of such a program will be delivered to the Town of Caledon, the Region of Peel, the Province, the Conservation Authorities and the

Niagara Escarpment Commission where applicable, for the purpose of compiling a database in conformity with Section 4.10.73;

b) The proposed operational plan minimizes impacts on surrounding land uses and visual resources through, among other things, strategic phasing, direction of extraction, timing of phasing and location of permanent and temporary processing plants; and,

c) The rehabilitation proposed will be progressive and timely, will minimize the extent of the disturbed area and will conform to Section 4.10.65 to 4.10.71 of this Official Plan.

4.10.30 The Town of Caledon will consider an amendment to this Plan to redesignate lands for a new extraction operation or an expansion to an existing operation as extractive industrial purposes on lands identified as Caledon High Potential Mineral Aggregate Resource Areas Aggregate Reserve Lands on Schedule C5 subject to Section 4.10.15 and subject to the following additional requirements:

a) The Applicant provide a statement describing its public consultation process used to introduce the proposal to the immediately surrounding community and to describe to the community the nature of impacts to be expected and the means proposed to mitigate those impacts to acceptable limits;

b) A Sub-watershed Study has been completed and appropriate policies are incorporated into this Plan and the application conforms thereto. Alternatively, the Applicant may undertake a comprehensive broader scale environmental study as described in Section 4.10.44 which is to be considered in conjunction with the EIS required in support of the pit or quarry;

c) That a traffic and haul route evaluation has been completed that identifies and assesses the economic, social and physical impacts associated with future aggregate traffic to or from aggregate operations within the resource area, identifies the proposed haul route of least impact and assesses the acceptability of the impacts along the proposed haul route.

Provided the impacts are acceptable and taking into account the significance of the aggregate resource, the Town acknowledges

that, in principle, there should be a haul route to each resource area.

In determining the acceptability of impact pursuant to this subsection, the Town will take into account the category of the road as identified on Schedule G1 and associated transportation policies; and,

d) That the application satisfies all other requirements of Sections 4.10.27, 4.10.28 and 4.10.29.

4.10.31 The Town of Caledon will discourage extractive industrial designations outside the Caledon High Potential Mineral Aggregate Resource Areas. An application for an extractive industrial designation outside of the Caledon High Potential Mineral Aggregate Resource Areas will be considered subject to the foregoing and the requirements of Section 4.10.30 in light of the goals and objectives of this Plan.

4.10.32 The Town may, in the appropriate circumstances, and to the extent appropriate, require an Applicant for a redesignation to permit a new or expanded aggregate extraction operation, to pay reasonable costs of external peer review which shall not include original data collection or original research of any studies required by this Plan. In such case, the Town shall enter into an agreement with the Applicant to administer and scope the peer review and to set reasonable controls on peer review costs.

4.10.33 When approvals are being considered for new or expanded mineral aggregate operations, the following information shall be made available to the public at the Municipal Office:

a) Detailed site plans as required for submission under the *Aggregate Resources Act*;

b) Any related reports prepared by the Applicants; and,

c) Any other reasonable information as determined through the pre-consultation process described by Section 4.10.34.

4.10.34 Prior to the submission of an application for a new aggregate extraction operation or expansion to an existing operation, the Town of Caledon will require a pre-submission consultation meeting with the Region of Peel, the Province, Conservation Authorities, other relevant agencies and the Applicant to identify the detailed information to be provided in the reports required to support the application, to scope study

requirements where appropriate, and to outline the process of evaluation and peer review.

4.10.35 The Town of Caledon will co-ordinate with the Ministry of Northern Development, Mines, Natural Resources and Forestry, the Region of Peel, the Niagara Escarpment Commission and the Conservation Authorities to ensure that all appropriate conditions resulting from the review of the studies required in accordance with Sections 4.10.27, 4.10.28 and 4.10.29 are imposed and enforced as:

a) Conditions of the licence or notes on the site plans required under the *Aggregate Resources Act*; and/or,

b) Conditions of development approval under the *Niagara Escarpment Planning and Development Act* and/or any other applicable legislation.

4.10.36 Where the Minister has notified the Town of Caledon that an application has been made to amend the conditions of an existing licence or a site plan under the *Aggregate Resources Act*:

a) The Applicant is encouraged to provide to the Town of Caledon a copy of all of the documentation provided to the Minister in support of the application in order to assist the Town of Caledon in preparing any comments it may wish to make to the Minister with respect to the application;

b) In preparing its comments, the Town of Caledon may request the Minister to require the Applicant to provide additional information with respect to the application; and

c) The Town of Caledon may hold a community meeting before providing comments to the Province.

4.10.37 The Visual Impact Report required by Section 4.10.27 shall address the following:

a) Assess the significant views and how they might be affected by the proposed extractive operation;

b) Assess the changes to the natural landscape and the cultural landscape that would result from the operation; and

c) Identification of any required mitigation measures, and the visual character of such measures. This may include berms, entrance designs, vegetation, landscaping, and operational matters such as small phases, screening of equipment,

direction of extraction which would seek to minimize visual impacts.

4.10.38 The Cultural Heritage Survey and, in the case of the traffic studies required by Sections 4.10.28 and/or 4.10.30 shall include an evaluation of cultural heritage resources in so far as they relate to roads not identified pursuant to Section 4.10.45. The level of cultural heritage resource investigation associated with these traffic studies will be survey level appropriate to the nature of the cultural heritage resources encountered and the nature of the anticipated impacts on these resources associated with the proposed haul route.

4.10.39 Cultural heritage resource conservation measures may include, as appropriate, retention and use or adaptive re-use of heritage buildings and structures, incorporation of cultural heritage elements such as fence lines and tree lines where possible, and carrying out appropriate salvage and recording of cultural heritage resources that may be removed as a result of aggregate extraction operations.

4.10.40 Any impact studies required by this Plan, will include, where appropriate, an assessment of social impacts based on predictable, measurable, significant, objective effects on people caused by factors such as noise, dust, traffic levels and vibration. Such studies will be based on Provincial standards, regulations and guidelines and will consider and identify methods of addressing the anticipated impacts in the area affected by the extractive operation.

4.10.41 The Traffic Impact Study required by Section 4.10.28 shall provide the following information:

a) The proposed haul route(s) which may be necessary to service potential markets;

b) Land use, land use activities and the character of adjacent lands (including any significant environmentally sensitive features) along the proposed haul route, including the identification of existing and permitted land uses that may be significantly affected by the proposed haul route. With respect to those roads identified in Section 4.10.45, this information will only be required for those lands in the immediate vicinity of the proposed pit or quarry;

c) An evaluation of alternative haul routes and the identification of the haul route(s) with the least impact;

d) The physical characteristics of the potential haul routes including road classification, load limits, surfacing and character (e.g. rural, scenic) and the identification of any physical constraints to heavy truck traffic, such as vertical or horizontal curves, sight lines or shoulders;

e) Anticipated increase in traffic generated by the proposed extractive operation, and any increase in background traffic;

f) Description of the proposed operation including the phasing where applicable, and resulting trip generation, distribution and vehicle composition;

g) The horizon year that will be used in determining future impacts;

h) Assumptions concerning passenger car equivalents;

i) Traffic impacts (both operational and physical) resulting from the truck traffic generated by the proposed operation, including impacts on road structure, traffic flow and safety and the mitigation measures required to address these impacts;

j) Whether improvement of the roads proposed to be used as a haul route(s) is necessary, the costs of such improvement, any anticipated impacts on significant environmental features affected by such improvement, and whether an Environmental Assessment is required for this improvement;

k) The status of the road in the Region of Peel and Town of Caledon Official Plans and whether the proposed use of the road as a haul route conforms to these planning documents; and,

l) Distance from the entrance of the proposed operation to the nearest haul route as defined in Section 4.10.45.

4.10.42 The Water Resources Study required by Section 4.10.28 shall identify all sources of water and their functions and analyze and assess the impact of the application on each of those water resources and shall satisfactorily demonstrate that there will not be unacceptable impacts and shall address the following:

a) The quantity and quality of mineral aggregate resource located below the water table;

b) That the removal of the mineral aggregate resource and the subsequent rehabilitation of the lands will satisfy the applicable performance measures in Sections 4.9.95 to 4.9.102 and 5.23.5 to 5.23.8 of this Plan;

c) That measures to protect water resources will be implemented in the design and operation of fuel storage and handling systems, machinery storage and servicing and the use and storage of potential contaminants on the site. The storage of fuel and other potential contaminants on-site may be restricted if necessary to protect water resources; and,

d) That an appropriate monitoring program will be implemented and that the results of this monitoring program will be provided to the Town of Caledon, the Region of Peel, the Niagara Escarpment Commission where applicable and the applicable Conservation Authorities.

4.10.43 The Water Resources Study required by Section 4.10.28 shall identify all sources of water and their functions and analyze and assess the impact of the application on each of those water resources and shall satisfactorily demonstrate that there will be no unacceptable impacts and shall address the following:

a) That the removal of the mineral aggregate resource and the subsequent rehabilitation of the lands will satisfy the applicable groundwater performance measures in Sections 4.9.95 to 4.9.102 and 5.23.5 to 5.23.8 of this Plan;

b) That measures to protect water resources will be implemented in the design and operation of fuel storage and handling systems, machinery storage and servicing and the use and storage of potential contaminants on the site. The storage of fuel and other potential contaminants on-site may be restricted if necessary to protect water resources; and,

c) That an appropriate monitoring program will be implemented and that the results of this monitoring program will be provided to the Town of Caledon, the Region of Peel, the Niagara Escarpment Commission where applicable and the applicable Conservation Authorities.

4.10.44 Where the comprehensive, broader scale environmental study is required by Section 4.10, it shall be completed on a resource area basis and include any areas functionally connected with the resource area and shall comply with the requirements of Sections 4.9.158 and 4.9.163.

Aggregate Traffic

4.10.45 Haul routes for new aggregate operations shall only be located, except as provided for in Section 4.10.46, on the High Capacity

Arterials as are identified on Schedule C5 to this Plan and on Charleston Sideroad, Old Church Road between Regional Road 7 and Regional Road 50 and King Street between Highway 10 and Regional Road 50. Use of other roads for haul routes by existing aggregate operations can continue.

4.10.46 Access to a new or expanded aggregate operation should be via an existing entrance onto a road identified in Section 4.10.45 either directly or through the use of an inter-pit road. Where this is not possible, access via a new entrance onto a road identified in Section 4.10.45 may be considered. Access onto a road that is not a road identified in Section 4.10.45 will only be considered where there is no practical alternative and subject to satisfying the requirements of Sections 4.10.28 and 1.10.39c). Such access may only be considered subject to the road being improved to a standard considered appropriate by the road authority. Any required improvement shall be a condition of planning application approval and recommended to the appropriate authority to be a condition on the issuance of any access permit. The Applicant shall prepare a Road Improvement Study for approval by the applicable road authority to indicate the measures proposed to minimize the impacts of any road improvement. This Road Improvement Study shall include the following:

a) Existing road right-of-way characteristics, particularly vertical alignments, should be maintained as closely as possible, subject to safety considerations with an understanding that many of these roads possess inherent traffic calming characteristics;

b) Existing trees and other vegetation within the road right-of-way shall be retained wherever possible, including any scrub-like settings. Introduction of manicured boulevards as “landscaping elements” should be avoided;

c) Wood, wire, stump, and stone fence lines shall be retained wherever possible as historical landscape remnants and incorporated as “new” design elements;

d) Traditional open grassed ditches shall be used at every reasonable opportunity; and,

e) New lighting elements, such as poles or standards and luminaires shall be as unobtrusive as possible within the road right-of-way and lighting should be directed downward and shielded.

4.10.47 The identification of roads upon which haul routes shall be located in Section 4.10.45 shall be reviewed and updated as necessary by the Town of Caledon. As part of this review, the Town of Caledon will work with adjacent municipalities and the Region of Peel to minimize impacts from traffic from outside of the Town of Caledon.

4.10.48 Generally, any improvements required to a public road due to a new or expanded pit or quarry shall not be at public expense.

Land Use Compatibility

4.10.49 For the purposes of this Plan, the area of influence shall be, for sand and gravel operations, a distance of 300 metres, and for quarries, a distance of 500 metres from either of:

a) The limits of Caledon High Potential Mineral Aggregate Resource Areas; or,
b) The extraction limit of the existing licenced operations.

4.10.50 For the purposes of this Plan, sensitive land use shall mean buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from aggregate operations or major facilities. Adverse effects shall be as defined by the Provincial Policy Statement. Sensitive land uses may be part of the natural or built environment.

4.10.51 Where the area of influence of a proposed new or expanded extraction operation includes lands occupied by sensitive land uses within an adjoining municipality, the Town of Caledon will consult with the adjoining municipality prior to considering the application, or determining conditions of approval, and/or requesting the Province to impose conditions of approval.

4.10.52 Where a new sensitive land use is proposed within the area of influence of an existing licenced extraction operation, the Applicant of the sensitive land use will bear the primary responsibility for the mitigation of potential land use conflicts between the proposed use and the aggregate extraction operation. New sensitive land uses will not include those uses

permitted by Section 4.10.20. The following policies shall apply to new sensitive land uses:

a) The development applicant shall undertake a noise study in accordance with Provincial guidelines and any guidelines for noise studies established by the Town of Caledon and the Region of Peel. In addition, where there is potential for vibration, dust, or visual impact, the Town shall require the applicant to undertake appropriate studies.

b) Sensitive uses will only be permitted where conditions of approval and other mechanisms are established which will ensure that identified noise attenuation or other measures will be put into place at the developer's expense.

c) Noise sensitive uses will not generally be permitted within the setbacks identified by the noise study as being required for noise attenuation. Nevertheless, as portions of the extraction operation are rehabilitated, the separation distance may be adjusted to reflect changes to the location of active and approved extraction areas. Such adjustments will only be permitted where the noise study required in (a) has been updated to reflect the new conditions and demonstrates that acceptable attenuation can be achieved consistent with Provincial guidelines and guidelines for noise studies established by the Town of Caledon and the Region of Peel, and where conditions of development approval are imposed which ensure that identified noise attenuation measures are put in place at the developer's expense.

d) In the case of designated settlement areas, where feasible, individual subdivisions and the overall community development pattern should be phased such that initial phases of development are situated furthest away from extraction areas so that progressive rehabilitation of the pit either precedes the development or occurs simultaneously with it. Where this is not feasible, measures will be incorporated into the development design to maximize land use compatibility between the pit operation and the proposed development as follows:

    - Buffering through distance separation; berming and noise barriers or walls; grading to minimize potential noise impact; the introduction of intervening uses which are not noise sensitive; the retention of natural features between the development and future

extraction areas; the use of height limitations or other measures;

- The imposition of conditions requiring building design and construction measures to provide visual screening and noise buffering including requirements for building orientation, construction measures for noise attenuation including window placement or other measures;
- The imposition of conditions, where feasible, which would ensure that prospective purchasers are made aware of nearby aggregate operations and associated noise and truck traffic through the use of warning clauses in agreements of purchase and sale, notices registered on title, and on clearly visible signs posted at sales offices and at strategic locations within the development;
- Subdivision design which takes into consideration potential truck traffic in order to avoid, where feasible, potential conflicts between truck and residential traffic;
- With the agreement of the pit/quarry owner, the provision of extra berms, noise barriers, landscaping and other measures on the pit/ quarry property at the developer's expense; and,
- The preparation of any other studies necessary to address relevant site-specific considerations, as required by the Town of Caledon, the Region of Peel, or Provincial Policy.

e) The Town may, in the appropriate circumstances, and to the extent appropriate, require an Applicant for a new sensitive land use to pay reasonable costs of peer review which shall not include any original data collection or original research of any studies required by this Plan. In such case, the Town shall enter into an agreement with the Applicant to administer and scope the peer review and to set reasonable controls on peer review costs.

4.10.53 Within the Caledon High Potential Mineral Aggregate Resource Areas or within the area of influence of the Caledon High Potential Mineral Aggregate Resource Areas, development that would preclude or hinder the establishment of new or

expanded aggregate extraction or access to the resource will only be permitted if:

a) Resource use would not be feasible; or,
b) The proposed land uses or development serves a greater long-term public interest; and,
c) Issues of public health, public safety and environmental impact are addressed.

For the purposes of Sections 4.10.8, 4.10.20, 4.10.53, 4.10.54and 4.10.55 "development" shall mean the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the *Planning Act*. Notwithstanding the foregoing, a proposed land use that conforms with the official plan and Zoning By-law of the Town of Caledon as of April 28, 2003, but requires Site Plan approval pursuant to Section 41 of the *Planning Act*, shall not be considered to be "development".

4.10.54 For development in the Caledon High Potential Mineral Aggregate Resource Areas or within the area of influence of the Caledon High Potential Mineral Aggregate Resource Areas where no licenced operation currently exists, the Applicant for the development must provide an analysis in accordance with any guidelines developed jointly by the Town of Caledon and the Region of Peel which satisfactorily demonstrates that the proposal would not preclude or hinder potential aggregate extraction, or access to the resource.

4.10.55 Without limiting Section 4.10.53, in addition to the uses permitted by Section 4.10.20, new interim use of lands identified as the Caledon High Potential Mineral Aggregate Resource Areas or on lands within the area of influence of the Caledon High Potential Mineral Aggregate Resource Areas may be permitted, subject to the Applicant obtaining the necessary official plan amendment or rezoning, providing the Applicant satisfactorily demonstrates:

a) That the nature of the use is interim and would not preclude or hinder the establishment of new or expanded aggregate extraction or access to the resource;
b) In no circumstances will residential plans of subdivision be considered to be interim; and,

c) That only limited development will occur, and that the Applicant is willing to enter into an agreement to be registered on title that will ensure such limited development.

4.10.56 The Town may, in the appropriate circumstances, and to the extent appropriate, require an Applicant for a new interim use of land in accordance with Section 4.10.55 to pay reasonable costs of peer review which shall not include any original data collection or original research of any studies required by this Plan. In such case, the Town shall enter into an agreement with the Applicant to administer and scope the peer review and to set reasonable controls on peer review.

4.10.57 The expansion of a designated settlement area into the Caledon High Potential Mineral Aggregate Resource Areas may be considered subject to an Official Plan Amendment provided that:

a) The expansion conforms with Section 4.10.52 and 4.10.53 and the lands are removed from the Caledon High Potential Mineral Aggregate Resource Areas in accordance with Section 4.10.17; or,

b) A specific resource rescue program has been prepared by the Applicant which demonstrates how the use of the resource can be maximized, subject to the land use compatibility and environmental policies of this Plan, prior to development occurring; and that urban development can occur on the rehabilitated lands and extraction can be carried out in conformity with the policies of this Plan;

c) There are no reasonable alternative locations which avoid the Caledon High Potential Mineral Aggregate Resource Areas;

d) There is a demonstrated need for the expansion; and,

e) Use of the resource conforms to Section 4.10.77.

Aggregate Operations/Design Policies

4.10.58 The Town of Caledon will encourage, where appropriate, the establishment of feeder and load and haul operations in conjunction with nearby pits operated by the same company. Such operations will more fully utilize existing processing operations without the necessity and impact of adding new facilities in a second location.

4.10.59 The Town of Caledon will encourage and co-operate with the owners of existing licenced extractive operations to implement the following measures and will request the Province to include the following provisions in new or amended licences:

a) Small phases to limit the amount of disturbed area at any one time and encourage early rehabilitation;
b) Strategic direction of extraction and placement of screens and buffers where operational areas may be visible to the public from adjacent roadways or from more distant view points;
c) Creation of variable berms and mature vegetative screens to replicate the natural topography of the area;
d) Utilization of offset entrances to screen the internal pit areas; and,
e) Sharing and/or co-ordination of entrances when two operations are adjacent to each other.

4.10.60 Where compatible rehabilitation plans for adjacent licenced operations are approved, the Town of Caledon, where appropriate, may support the extraction of the setbacks from the shared licence boundary in order to achieve integrated rehabilitation of the sites, where consistent with the Rehabilitation Master Plan for the resource area.

4.10.61 The Town of Caledon will encourage the construction of inter-pit road systems between extractive operations to lessen the impact of aggregate traffic on the road system, local residents and sensitive land uses. Where new licences or expansions to existing licences are being sought, the use of shared or common entrances will be required where appropriate and possible.

4.10.62 The Town of Caledon will encourage the co-operative efforts of aggregate producers to arrive at a mutually satisfactory traffic movement plan with respect to aggregate trucks entering onto or exiting from Haul Routes. The plan shall examine and make recommendations on the following:

a) The alignment of the entrances of extractive operations and other entry points;
b) The use of appropriate lighting and signal devices (e.g., flashing caution lights, etc.); and,
c) The use of acceleration lanes, deceleration lanes, and the construction of turning lanes.

4.10.63 The Town of Caledon will request the Ministry of Northern Development, Mines, Natural Resources and Forestry to require that all extraction and processing and associated activities be located, designed and operated so as to minimize environmental and social impacts and ensure no negative impacts on the Regional Greenlands system, the Environmental Protection Area designations and ground and surface water quantity and quality.

Rehabilitation Policies

4.10.64 The Town of Caledon will assess existing operations to determine the extent to which rehabilitation is taking place and will work with the aggregate producers and the Ministry of Northern Development, Mines, Natural Resources and Forestry to increase the extent of lands that are rehabilitated.

4.10.65 The Town of Caledon will work jointly and co-operatively with the aggregate industry, the Province, the Region of Peel, the Niagara Escarpment Commission where applicable, the Conservation Authorities, and the community to prepare Rehabilitation Master Plans for the ten aggregate resources areas. The Town of Caledon will request the Ministry to include the provisions of the Rehabilitation Master Plan in the conditions of licence and the notes on the site plan. Rehabilitation Master Plans are intended to identify the nature of the landscape (topography, ecological restoration/connections, hydrological regime and potential land uses) on a resource area basis in a post-extraction scenario. Such plans shall consider sensitive views, cultural heritage landscapes and surrounding land uses, generally focus on restoration and enhancement of the agricultural, rural and ecological resources characterizing a particular resource area and reflect the Specific Aggregate Resource Area Policies identified in Section 4.10.84 to 4.10.92.

4.10.66 Where Rehabilitation Master Plans have been endorsed by Council, all subsequent applications for new or expanded extractive operations shall be required to prepare detailed site rehabilitation plans that meet the intent of the Rehabilitation Master Plan for the area unless, in the circumstances, it is demonstrated to be inappropriate, and the requirements of the *Aggregate Resources Act*. Where no Rehabilitation Master Plan has been endorsed by Council, in addition to the detailed rehabilitation plans required under the *Aggregate Resources*

Act, the Applicant shall illustrate how the rehabilitation of the subject property will be co-ordinated with the surrounding land uses.

4.10.67 The proposed rehabilitation scheme for a new or expanded aggregate operation shall conform to the policies of this Plan, including the protection and maintenance and, where appropriate, the enhancement and restoration of ecosystem integrity, in accordance with the Ecosystem Objectives and Performance Measures contained in Sections 4.9 and Sections 5.23.5 to 5.23.8.

4.10.68 The Town of Caledon will promote and encourage rehabilitation of aggregate operations in a manner which has regard for cultural and heritage resources in or adjacent to the site, including the conservation of significant cultural or heritage features where practical.

4.10.69 The Town of Caledon will seek participation in the funding of the Rehabilitation Master Plans from the Region of Peel, the Aggregate Producers' Association of Ontario, and the aggregate producers operating within the Resource Area. It is the intention of the Town of Caledon that these arrangements be formalized by way of Memorandum of Understanding to be developed.

4.10.70 The Town of Caledon will co-operate with landowners, the Region of Peel, the Province the Aggregate Producers' Association of Ontario, the Ontario Aggregate Resources Corporation and aggregate operators in efforts to rehabilitate abandoned pits and quarries and return the site to a suitable land use in conformity with the policies of this Plan.

Special Policies

4.10.71 The Town of Caledon shall form an Aggregate Advisory Committee to provide input on matters pertaining to aggregate resources.

4.10.72 The Town of Caledon, with the assistance of the Aggregate Advisory Committee, will co-operate with the Region of Peel, the aggregate industry, the Province, adjacent municipalities and the Conservation Authorities in the development and maintenance of a database of all existing and abandoned aggregate operations. This database will be updated annually

to monitor aggregate operations in and adjacent to Caledon on an individual and cumulative basis. Items to be monitored include the progress of extraction, compliance with the conditions of the licence, the extent of disturbed area, the extent of rehabilitation, truck traffic, noise, dust and other social and economic impacts and the effects on water resources and ecosystem integrity, including ecological form, functions and linkages.

4.10.73 The Town of Caledon, with the assistance of the Aggregate Advisory Committee, and in conjunction with the Region of Peel will conduct such studies and address as it considers appropriate the cumulative effects of the establishment and expansion of aggregate extraction operations on the Town of Caledon's communities, natural environment and cultural features.

4.10.74 The Town of Caledon will consider the concept of resource rescue within existing and proposed urban areas in order to avoid the sterilization of potential resources due to urban development and expansion where the resource can be extracted in conformity with the policies of this Plan in the following manner:

a) Through the removal of the material prior to any urban development taking place, through a licenced operation if appropriate, or if a licenced operation is not feasible, then through use of the resource on-site in the construction of the development;

b) Where the resource is to be used on-site for construction of the development, processing of the aggregate would be permitted on the site; and,

c) The lands must be rehabilitated in a short time frame.

4.10.75 In resource areas where there may be future urban development associated with an urban settlement in an adjoining municipality, the Town of Caledon will consult with the adjoining municipality in applying the urban aggregate resource rescue principle.

4.10.76 Resource use on-site may be considered prior to the development of areas of resource that were identified in the Caledon Community Resources Study, but are not included in the Caledon High Potential Mineral Aggregate Resource Areas on Schedule C5 due to their size, shape and other factors.

These fragments are identified on Appendix II to this Plan. The Applicant for development must identify the quantity and quality of the resource, demonstrate how the material will be used on-site, the timing of rehabilitation of the site, and evaluate the suitability of sites for resource use on-site in conformity with the environmental and groundwater protection policies of this Plan.

4.10.77 The Town of Caledon will support initiatives by the aggregate industry and the Province to conserve aggregate resources, through such measures as recycling, and matching aggregate quality requirements to specific job specifications.

4.10.78 The Town of Caledon will investigate the provision of tax incentives to aggregate producers who undertake progressive rehabilitation and restoration of landforms to encourage aggregate producers to reduce the large areas of disturbed land in existing licences.

4.10.79 Where a public road is located between two extractive areas or adjacent to an extractive operation, the Town of Caledon may consider allowing the temporary closing or re-routing of the road allowance to permit extraction of the resource within the road allowance provided the owner of the adjacent operation (and the operator, if the operator is not the owner) enter into a satisfactory agreement with the Town of Caledon. Where a Sub-watershed Study, or comprehensive broader scale environmental study, or site-specific study demonstrates that the removal of the road allowance will have a negative impact on the environment or groundwater regime, the road allowance shall not be removed unless the impacts can be satisfactorily mitigated.

4.10.80 For the purpose of interpreting Sections 4.9 and 5.13, in the context of mineral aggregate operations, the terms "protect" and "maintain" shall be interpreted to allow a consideration of change to ecological functions and attributes, subject to a demonstration of no negative impacts, as defined in Section 4.10.81.

Mineral aggregate operations within the Niagara Escarpment Plan Area shall also conform to the policies and development criteria contained in the Niagara Escarpment Plan. In the case

of conflict between Section 4.10.80 and the Niagara Escarpment Plan, the more restrictive policies shall apply.

4.10.81 For the purpose of interpreting Sections 4.9 and 5.13 and 5.23.5 to 5.23.8, in the context of considering applications for new or expanded mineral aggregate operations, "negative impacts" shall mean:

a) Any loss of area of Core Area of the Greenlands System in Peel. Any loss of area of Environmental Policy Area, except as otherwise permitted by this Plan;

b) Any loss of significant ecological functions or attributes within a Core Area of the Greenlands System in Peel or Environmental Policy Area; and,

c) Allows a consideration of change to ecological functions and attributes within a Core Area of the Greenlands System in Peel or Environmental Policy Area, subject to subsections a) to b).

Mineral aggregate operations within the Niagara Escarpment Plan Area shall also conform to the policies and development criteria contained in the Niagara Escarpment Plan. In the case of conflict between Section 4.10.81 and the Niagara Escarpment Plan, the more restrictive policies shall apply.

4.10.82 Notwithstanding Section 4.9, mineral aggregate operations are not required to comply with Section 4.9.103.

4.10.83 Where a sub-watershed study or comprehensive, broader scale environmental study has been completed and appropriate recommendations have been incorporated into this Plan, mineral extraction operations being considered under Sections 5.23.5 to 5.23.8 shall also implement the recommendations of these studies.

Specific Aggregate Resource Area Policies

4.10.84 It is recognized that certain of the resource areas require special policies because of their particular challenges and opportunities. In addition to the general policies in the Official Plan, the following policies shall apply to the specific aggregate resource areas identified on Schedule C5.

4.10.85 In Resource Area 1, Alton West, the rehabilitation strategy should focus on returning the land to agricultural use, subject to Section 5.23.9, and enhancement of ecosystem integrity.

4.10.86 In Resource Area 2, Orangeville, the rehabilitation strategy should focus on returning the land to agricultural use, subject to Section 5.23.9, unless urban expansion is approved. If urban development is to take place within this resource area, the Town of Caledon will apply the principles of resource rescue in accordance with the provisions of Section 4.10.56 and 4.10.75 Future extraction operations will have regard to and minimize impacts on the visual resources in the Melville Hill Area.

4.10.87 In Resource Area 6, Caledon Village, the Town of Caledon will co-operate with aggregate producers to achieve a mutual agreement on alternative traffic measures to relieve existing traffic problems within the Village of Caledon. Such measures may include the creation of alternative routes for aggregate related traffic from aggregate operations within the resource area in accordance with Section 4.5.12 of this Plan. Lack of such an agreement will not by itself constitute a reason to deny an application for aggregate extraction.

4.10.88 In Resource Area 6(a), the Town of Caledon will co-operate with aggregate producers to achieve a mutual agreement on dust mitigation. Lack of such an agreement will not by itself constitute a reason to deny an application for aggregate extraction.

4.10.89 The Town of Caledon will, in particular, encourage progressive rehabilitation in Resource Areas Resource Areas 5 and 6.

4.10.90 Resource Areas 5 and 6 will be given first priority for the preparation of Rehabilitation Master Plans.

4.10.91 In Resource Area 7, Grange, The Rehabilitation strategy should, subject to Section 5.23.9, focus on return to the existing agricultural/rural character of the area strengthening and linking woodland corridors.

4.10.92 Resource Area 9(b), Inglewood, is identified as a Special Policy Area within this Plan. No new aggregate related application will be approved until comprehensive studies are completed for the resource area including, but not limited to:

a) Detailed, hydrogeological and hydrological studies as appropriate; and,

b) Land use analysis.

4.11 Planning for Safety Around Natural Hazards

Vision

The Town's ravine, valley, river and stream corridors, flood plains and hazard lands pose threats to human life and risk of damage to property. Naturally occurring hazards will be accelerated by climate change and human activity and impact the ecological integrity of the Natural Heritage System.

Natural hazards or potential hazards include areas along ravines, valleys, rivers, streams, and riverine flood plains that are susceptible to flooding, erosion and/or unstable slopes, and include lands with hazardous forest types for wildland fire that are susceptible to wildland fire.

Human-made hazards may include hazards associated with oil and gas wells, mineral aggregate operations, and petroleum resource operations. Hazards occur when sites have not been properly rehabilitated during or after use.

Objectives

4.11.1 To ensure that development and site alterations are not permitted in areas where site conditions or their location, including on lands containing human-made hazards, may pose a danger to public safety, public health or result in property damage.

4.11.2 To encourage a coordinated Town, Region, Conservation Authorities, landowners, and related agencies approach to the use of the land and the management of water resources in areas subject to flooding to minimize social disruption.

4.11.3 To ensure that methods used to protect existing development at risk from natural hazards in the Town do not negatively impact the ecological integrity of the Natural Heritage System.

4.11.4 To ensure that the impacts of a changing climate are embedded in the management of risks associated with natural hazards in the Town.

Policies

4.11.5 The Town will work with the Region and conservation authorities to conduct a spatial analysis using updated climate projections to identify areas at risk from natural hazards, in

which development will be restricted and/or prohibited. The Town will review and re-assess these on a regular basis. For already-developed areas within hazard zones, the Town will evaluate and implement remediation measures to decrease the level of risk and will:

a) Identify and map flood plains, hazardous lands, hazardous sites, known human-made hazards and lands that are regulated under the *Conservation Authorities Act*, in accordance with relevant technical standards and guidelines.

b) Identify permitted uses and minimum setback standards.

c) Regulate land uses within and adjacent to flood plains, hazardous lands, hazardous sites, human-made hazards, and lands that are regulated under the Conservation Authorities Act.

d) Prohibit development and site alteration in areas that would become inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access/egress appropriate for the nature of the development and the natural hazard.

e) Not issue a building permit for a vacant existing lot of record within the Environmental Policy Area and is subject to natural hazards, such as flooding, erosion, or slope instability, which may cause damage to property or loss of life except when the following conditions are met:

f) It is demonstrated through appropriate studies and investigations, to the satisfaction of the Town and other relevant agencies, that the lot, or a portion of the lot large enough for the proposed use is not subject to such hazards; or the hazards can be mitigated in a manner consistent with the provisions of this plan and the policies of other relevant agencies;

g) Require the implementation of low impact development and green infrastructure stormwater management practices in accordance with provincial requirements and guidelines.

4.11.6 The Town will, in consultation with the Region and the conservation authorities, not issue a building permit for a vacant existing lot of record that is within the Environmental Protection Area and is subject to natural hazards, such as

flooding, erosion, or slope instability. A building permit may be issued subject to specific restrictions/conditions:

a) Where it is demonstrated through appropriate studies and investigations, to the satisfaction of the Town and other relevant agencies, that the lot, or a portion of the lot large enough for the proposed use is not subject to such hazards; or
b) The hazards can be mitigated in a manner consistent with the provisions of this plan and the policies of other relevant agencies.
c) Require the implementation of low impact development and green infrastructure stormwater management practices in accordance with provincial requirements and guidelines.

4.11.7 Notwithstanding any other policy in site specific policies for Bolton in Volume 2 of this Plan, no new development or redevelopment will be permitted where it would be subjected to flows where velocity and/or depth would be a hazard to life or where it would be susceptible to major structural damage as a result of a flood less than or equal to the Regulatory flood-line.

4.11.8 For public safety purposes, the following uses will be prohibited on any parcel of land which is either wholly or partially designated Special Policy Area:

b) Institutional use including hospital, long term care homes retirement homes, pre-schools, school nurseries, day cares and schools, an essential emergency service such as that provided by fire, police and ambulance stations and electrical substations; or
c) uses associated with the disposal, manufacture, treatment or storage of hazardous substances.

4.11.9 The development or redevelopment of lands for commercial and residential uses, including ancillary residential and multiple residential uses, is to be encouraged in the Bolton Core Area in accordance with the Bolton Secondary Plan and the Policies contained under Volume 3: Site and Area Specific Policy Areas.

4.11.10 The Town will work with the Toronto and Region Conservation Authority and the Credit Valley Conservation Authority in the establishment and operation of a flood warning and evacuation system

4.11.11 The proponents of new development and redevelopment within a Special Policy Area may be required to complete appropriate studies, including, an Environmental Impact Study and Management Plan, pursuant to Section 4.9 prior to approval of the development proposal. The need for such studies will be determined jointly by the Town, the conservation authorities and other relevant agencies.

4.11.12 The requirements of the Town, the Conservation Authorities and other agencies, including all necessary flood-proofing measures, will be implemented as a condition of development approval of the Town

4.11.13 Lands which are excluded from development will be deemed to be designated Environmental Policy Area and will be zoned accordingly.

4 Ravine, Valley, Stream Corridors and Erosion Hazards

Objective

4.11.14 To prevent or minimize the risk to human life and property associated with erosion and/or slope instability.

Policies

4.11.15 The Town will support, as appropriate, the policies and programs of the Conservation Authorities related to ravine, valley and stream corridor management and protection.

4.11.16 The Town will support non-structural risk management measures.

4.11.17 The Town will prohibit development and site alteration within the erosion hazard limit, unless the following conditions have been met:

a) The erosion and/or slope instability hazards can safely be addressed.
b) New or existing hazards are not created or aggravated.
c) There are no adverse environmental effects that will result.
d) It is confirmed that safe access for people and vehicles will be maintained for entering and exiting the area during times of erosion emergencies flooding hazards and erosion hazards.

For key terminology not defined in this Plan's Glossary section, reference should be made to the Toronto and Region Conservation Authority Valley and Stream Corridor Management Program, or subsequent Authority policy documents and similar Credit Valley Conservation Authority policy documents.

e) The development and site alterations are carried out in accordance with established standards and procedures.

4.11.18 The Town will prohibit the creation of additional tableland within valleylands, stream corridors and associated setbacks.

4.11.19 The Town will prohibit the creation of new lots within valley and stream corridors, erosion hazard areas and associated setbacks.

Riverine Flood Plains

Objective

4.11.20 To prevent or minimize the risk to human life and property associated with development and site alterations which create new or aggravate existing flood plain management problems along flood susceptible riverine environments.

Policies

4.11.21 The Town will:

a) Direct development and site alternation to areas outside the regulatory flood plain;

b) Continue to address riverine flood susceptibility through the application of flood plain planning and limited exceptions where appropriate, through the two zone and special policy area concepts, as outlined in provincial policy; and

c) Conduct, in consultation with the Conservation Authorities, a comprehensive review of existing development that are flood vulnerable and to evaluate and implement flood remediation measures to decrease risk, as appropriate.

4.11.22 The Town will obtain approvals from the Ministry of Northern Development, Mines, Natural Resources and Forestry, and Municipal Affairs and Housing before it:

a) Designates a new special policy area;

b) Changes or modifies the site-specific policies of an existing special policy area;

c) Changes or modifies the land use designation or boundaries of an existing special policy area; or,

d) Proposes revisions to the boundaries or policies of an existing special policy area.

4.11.23 The flood plain management policies of the Province of Ontario generally state that no development or redevelopment will be permitted in areas below the Regulatory flood-line as defined by a Conservation Authority, or if one does not exist, by the Ministry of Northern Development, Mines, Natural Resources and Forestry. In certain exceptional situations, where this basic policy is not feasible, the provincial policy provides for additional flexibility to flood plain management by means of a "Special Policy Area" designation. Such a designation may be applied to developed areas where the strict application of flood plain management policies could threaten the economic and social viability of the community by restricting new development and redevelopment, or by limiting the expansion of existing uses. The Bolton Core is such an area. Situated within the Town's largest settlement area, and within the jurisdiction of the Toronto and Region Conservation Authority, the established commercial uses in the Bolton Core constitute a significant component of the Settlement's and the Town's overall economic base.

4.11.24 Remedial flood protection works have been undertaken along a segment of the Humber River traversing through the Bolton Core and certain adjacent valleylands. The works provide flood protection to a level such that the risk of flooding does not exceed 18% in a one hundred (100) year period which is a reasonable level of protection for the Core. However, it is still less than that required to meet the Regulatory flood-line for this area which is defined by the Regional Storm flood-line generated by Hurricane Hazel.

4.11.25 The Town will base its requirement for floodproofing measures on the following alternatives, listed in order of priority:

a) Dry, passive flood-proofing measures will be required and implemented to the extent technically and economically acceptable;
b) Wet flood-proofing measures may be permissible for non-habitable portions of new development in order to minimize flood risk and/or to meet the required level of flood protection; and,
c) Where a) and b) cannot be achieved, dry active flood-proofing measures may also be recommended to minimize flood risk in combination with a) and b).

4.11.26 Ingress and egress for all buildings will be "safe" pursuant to the Provincial Flood Plain Planning Policy and technical studies of site-specific flooding conditions.

4.11.27 Prior to the issuance of a building permit, the Town will consult with the Conservation Authority regarding the administration of fill and construction regulations. Any proposed flood damage reduction measures, which may include setbacks, basement elevations, the strength of foundation walls, the placement of fill and the restriction of building openings, are to be addressed.

Bolton Special Policy Area

Objective

4.11.28 The Floodplain management policies of the Province of Ontario generally state that no development or redevelopment will be permitted in areas below the Regulatory flood line, as defined by a Conservation Authority. In certain exceptional situations, where this basic policy is not feasible, the provincial policy provides for additional flexibility to floodplain management by means of a "Special Policy Area" designation. Such a designation may be applied to developed areas to provide for the continued viability of existing uses (which are generally small scale), where the strict application of floodplain management policies could threaten the economic and social viability of the community. The Bolton Core is such an area. Situated within the Town's largest settlement area, and within the jurisdiction of the Toronto and Region Conservation Authority, the established commercial uses in the Bolton Core constitute a significant component of the Settlement's and the Town's overall economic base.

A Special Policy Area is not intended to allow for new or intensified development and site alteration, if a community has feasible opportunities for development outside the flood plain. Within the Town feasible opportunities for development outside the Bolton SPA exist, and therefore, more intensive development within the SPA, beyond that which is already contemplated through the policies of this Plan, is not permitted.

The Town will not support Official Plan Amendments that propose an increase in development beyond that which is

currently permitted by the policies of this Plan. Where there is a conflict between the policies of this section and the policies in other sections of this Plan, the Special Policy Area policies will prevail.

4.11.29 The boundaries of the Bolton Special Policy Area may be changed by amendment to this Plan, as a result of improved information or further remedial works. Any change or modification to the official plan policies, land use designations or boundaries applying to the Bolton Special Policy Area, and must be approved by the applicable Provincial Minister(s) prior to the approval authority approving such changes or modifications.

4.11.30 A Community Emergency Response Plan will be maintained by the Town identifying measures to manage risk to life or property in the case of flooding within the Bolton Special Policy Area, in accordance with existing provincial legislation and regulations. The Town will cooperate with the Toronto and Region Conservation Authority in the establishment and operation of a flood warning and evacuation system.

4.11.31 Proponents of new development and/or redevelopment within the Bolton Special Policy Area may be required to complete appropriate studies, including but not limited to an Environmental Impact Study and Management Plan, pursuant to Section 4.9.157 to 4.9.164, which shall be determined jointly by the Town, the Toronto and Region Conservation Authority and other relevant agencies. The studies will be required to identify proposed measures or elements of the development that would contribute to mitigating risks due to flooding and confirmation that the proposed development would not directly contribute to an increased risk of flooding to other existing development within the Bolton Special Policy Area.

4.11.32 New multi-unit developments shall require the preparation of an Emergency Evacuation Plan to the satisfaction of the Town and Toronto and Region Conservation Authority, which is to be developed in accordance with existing provincial legislation and regulations, standards and protocols that may be applicable to emergency conditions and will be implemented by all parties involved.

4.11.33 Lands which are excluded from development pursuant to Sections 4.11.53 and 4.11.54 above, shall be deemed to be

designated as Environmental Policy Area and shall be zoned accordingly.

4.11.34 The policies of Section 6.3 shall apply with respect to non-conforming uses. The Town will strongly encourage non-conforming uses with the Bolton Special Policy Area to cease to exist so that the land affected may revert to a use in conformity with the intent of the Official Plan and the provisions of the implementing Zoning By-law. The Town shall undertake further studies to assess the future relocation of non-conforming uses to lands located outside of the Bolton Special Policy Area.

4.11.35 The Town will monitor growth in relation to the level of flood risk and the existing development permissions provided through the applicable Official Plan designations, dwelling unit limits and the requirements of the implementing zoning by-law for lands within the Bolton Special Policy Area.

Permissions

4.11.36 The maximum number of dwelling units permitted in the Bolton Special Policy Area is 475 total dwelling units.

4.11.37 The development or redevelopment of lands for commercial and residential uses, including ancillary residential and multiple residential uses, within the Bolton Special Policy Area is subject to the policies of this Plan, shall be in accordance with the Bolton Secondary Plan and the policies contained therein.

Prohibitions

4.11.38 No new development, redevelopment, or site alteration will be permitted on any parcel of land within the Special Policy Areas where:

a) The development would be subjected to velocities and/or depths that would create an unacceptable risk to life or property, as identified by the Toronto and Region Conservation Authority;
b) The development would be susceptible to major structural damage as a result of a flood less than or equal to the regulatory flood standard;
c) The necessary flood protection measures would have a negative impact on adjacent properties; or

d) Adverse downstream and/or upstream impacts would be created/exacerbated and/or an increase in risk to life or property would occur as a result of flooding.

4.11.39 The following uses are prohibited within the Special Policy Area:

a) An institutional use including hospitals, long term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;
b) An essential emergency service such as that provided by fire, police, and ambulance stations and electrical substations; or
c) Uses associated with the disposal, manufacture, treatment, or storage or hazardous substances.

4.11.40 A density bonus in accordance with Section 4.4.69 is not permitted for properties in any land use designation in the Special Policy Area.

4.11.41 The creation of new secondary suites within the Bolton Special Policy Area shall not be permitted in order to minimize the potential risks associated with flooding.

4.11.42 The creation of new lots, for the purposes of development, within the Bolton Special Policy Area shall not be permitted, with the exception of lot creation for required public infrastructure or public works, or minor lot line adjustments.

4.11.43 Underground parking is generally discouraged. Where an underground parking garage is proposed, all openings, including those associated with ventilation, shall be floodproofed in accordance with this section.

Conditions

4.11.44 All new buildings and structures, including parking structures, in the Bolton Special Policy Area shall be floodproofed to the level of the Regional Flood level in a manner acceptable to the Town and Toronto and Region Conservation Authority. Where it has been demonstrated to the satisfaction of the Town and the Toronto and Region Conservation Authority that it is technically impractical to floodproof a building or structure to the Regulatory Flood level, floodproofing must be to the

highest level technically feasible, wherein a minimum acceptable level of protection will be the 1:500-year flood.

4.11.45 Where development is permitted within the Special Policy Area, it shall be subject to the following requirements:

a) For any new development proposing overnight accommodation, no habitable living space is permitted below the Regulatory Flood Elevation; and,

b) All new development shall locate primary building system controls such as service units and panels, above the Regulatory Flood level, as established by the Toronto and Region Conservation Authority.

4.11.46 The Town shall base its requirement for floodproofing measures on the following alternatives, listed in order of priority:

a) Dry, passive floodproofing measures shall be required and implemented to the extent technically acceptable;

b) Wet floodproofing measures may be permissible for non-habitable portions of new development in order to minimize flood risk and/or to meet the required level of flood protection; and,

c) Where a) and b) cannot be achieved, dry active floodproofing measures may also be recommended to minimize flood risk in combination with a) and b).

4.11.47 Dry access/egress is preferred for pedestrians and vehicles, and shall, at a minimum, be required for all new buildings and structures, and major additions (>50%), providing overnight accommodation and for any redevelopment where an increase in the number of units that provide overnight accommodation is proposed. Where safe access and egress cannot be achieved to the provincial flood proofing standard no new dwelling units or an increase in overnight accommodation shall be permitted. For uses not providing overnight accommodation or for redevelopment (not involving an increase in overnight accommodation/dwelling units), where access/egress cannot achieve provincial flood proofing standards, they must achieve the maximum level of flood protection determined by the Toronto and Region Conservation Authority and the Town to be practical and feasible. The stated safe access for uses not

providing overnight accommodation shall be to the satisfaction of the Town and Toronto and Region Conservation Authority.

4.11.48 Prior to the issuance of a building permit by the Town, or a proposed change in use, which does not involve an Official Plan Amendment, the proponent shall obtain the required approval of the Toronto and Region Conservation Authority in relation to any site alteration including the placing or dumping of fill of any kind, the alteration of any watercourse or the construction of any proposed buildings or structures within the Bolton Special Policy Area. Any proposed flood damage reduction measures, which may include setbacks, basement elevations, the strength of foundation walls, the placement of fill and the restriction of building openings, are to be addressed.

4.11.49 An implementing Zoning By-law governing land uses within the Bolton Special Policy Area shall list zone classifications that identify the intended use of the property, shall include a suffix that identifies the property as being located within the Special Policy Area and implement the Bolton Special Policy Area dwelling unit development cap.

4.11.50 An implementing Zoning By-law governing land uses within the Bolton Special Policy Area shall contain provisions, where appropriate, relating to minimum building setbacks, maximum lot coverage, minimum height of any opening, and other such matters as determined by the Town.

4.11.51 All lands within the Special Policy Area shall be subject to site plan control despite Section 6.3.74 to 6.3.78. Floodproofing in accordance with the policies of this plan shall be a condition of site plan control.

4.11.52 The requirements of the Town, the Toronto and Region Conservation Authority and other agencies, including all necessary floodproofing measures, shall be implemented as a condition of development approval of the Town.

4.11.53 The Town supports the principle of establishing a publicly owned riparian habitat zone adjacent to the Humber River within the Bolton Special Policy Area for the purposes of enhancing and restoring riparian habitat.

4.11.54 Further to Section 4.11.53, the Town supports the Toronto and Region Conservation Authority in advocating a minimum 10

metre width for the riparian habitat zone. However, it is recognized that there are sites within the Bolton Special Policy Area where this width may need to be increased or reduced in order to respond to existing site constraints, to ensure slope and river bank stability and to provide for passive recreational uses, such as a linked trail system, where appropriate. In such instances, the Town shall, in consultation with the Toronto and Region Conservation Authority determine an appropriate buffer width which achieves the environmental and open space policies of this Plan to the greatest extent feasible, while allowing for appropriate development.

Wildland Fire Hazards

Objective

4.11.55 To prevent or minimize the risk to human life and property associated with development and site alteration on or adjacent to lands with hazardous forest types for wildland fire.

Policies

4.11.56 The Town, in consultation with the Region of Peel and the Conservation Authorities, will direct development to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire unless the risk is mitigated in accordance with wildland fire assessment and mitigation standards, and provincial objectives and policies. See Figure X5 of Region of Peel Plan - potential location of hazardous forest types for wildland fire.

Other Natural and Human-made Hazards

Objective

4.11.57 To ensure that new development and site alteration address other natural hazards and human-made hazards as appropriate.

Policies

4.11.58 The Town will:

a) Prohibit, where appropriate, development on, abutting, or adjacent to lands affected by human-made hazards such as oil, gas and salt hazards, or former mineral aggregate operations,

in accordance with the objectives and policies in this Plan and provincial policy;

b) Require rehabilitation or other measures to address and mitigate known hazards are implemented and appropriate setbacks are applied to any proposed development in accordance with Provincial regulations; and,

4.11.59 Prior to any proposed use, sites with contaminants on land or in water are assessed and remediated as necessary to ensure no adverse effects prior to any activity on the site associated with the proposed use.

4.12 Protecting and Supporting Our Agricultural Lands and Communities

Vision

Wise use and protection of Ontario's farmland base over the long-term is considered a key provincial interest. The Provincial Policy Statement guides the management of agricultural resources by recognizing prime agricultural areas and limiting uses and activities, such as severances, in these areas. The Town's policies may be more restrictive.

General Policies

4.12.1 The Town will support long term agricultural stability and effective land management by:

a) Working with the Region and other stakeholders to support and protect agricultural activity and the agricultural economy.

b) Encouraging sustainable agricultural practices that minimize environmental and climate change impacts and support the protection of high-quality agricultural soils in the long-term.

c) The Town will support local food production, as well as processing and distribution of affordable local food through food systems planning and collaboration. This may include supporting Agriculture Infrastructure Projects, such as community-built facilities for farmers, developed based on a needs assessment including produce centres, shared-use commercial kitchens, and community composting facilities.

d) The Town will exempt new farm structures from development charges.

e) The Town will support farm incubator programs that provide access to training, land, capital, and markets, business planning, and building knowledge of equipment operation and maintenance.

f) The Town will work with other jurisdictions to develop agriculture strategies in response to changes in weather and related climate change impacts.

4.12.2 The Town will conduct a feasibility study on opportunities to develop and encourage on-farm renewable and alternative energy projects.

4.12.3 Alternative energy systems and renewable energy systems will be permitted within the Agricultural Area except in accordance with provincial and federal requirements. Any such systems not exempt from *Planning Act* approvals within the Greenbelt will be subject to the policies of the Greenbelt Plan and will be designed to minimize disturbance on agricultural operations.

4.12.4 The Town acknowledges the overlap between Caledon's High Potential Mineral Aggregate Resource Areas and the Prime Agricultural Area. Aggregate extraction can only occur in conformity with Section 4.10 and 5.23 of the Town's Official Plan and subject to re-designation.

4.12.5 The term limited in area is used in a variety of circumstances, for instance, in describing On-farm Diversified Uses, Agri-tourism and Agriculture-related Commercial or Agriculture-related Industrial Uses, and the concept of what is limited in area is specific to the context where it is used, and it is not interchangeable from one context to another as described in the Guidelines on Permitted uses in Ontario's Prime Agricultural Areas**.**

High Impact Agricultural Uses, are agricultural uses which are intense or have greater potential to impact surrounding uses, the natural environment or servicing. High impact agricultural uses include such uses as large- and mixed animal hospitals; large-scale public equestrian centres; fish farms or aquacultural operations; commercial greenhouses; fur-bearing animal farms; and mushroom farms.

Agricultural Uses

4.12.6 A farm parcel size will be large enough to facilitate flexible and viable farm operations over the long-term while providing for flexibility as the nature of farm operations evolve. Farm operations should be of sufficient size to permit the carrying out of a variety of agricultural uses. The Zoning By-law will set minimum lot sizes for various agricultural uses and combinations of uses.

4.12.7 Agricultural lands will be zoned in an appropriate category in the Zoning By-law and certain agricultural uses and non-agricultural uses will be placed in a separate Zoning category. The Zoning By-law will contain specific policies and criteria for permitted uses.

4.12.8 The Zoning By-law will contain appropriate provisions to regulate such operations based on the density of livestock or total number of livestock.

High Impact Agricultural Uses

4.12.9 Establishment of High Impact Agricultural Uses will be subject to an amendment to the Zoning By-law and may be subject to site plan control and, where applicable, a development permit or Plan Amendment under *the Niagara Escarpment Planning and Development Act*. Provisions in the Zoning By-law will ensure compatibility with existing uses and no adverse effects on the environment.

4.12.10 New or expanding High Impact Agricultural Uses will be compatible with respect to odours, noise, dust, water and sewage servicing, traffic, visibility, emissions, chemical storage, safety, character, scale and visual impact. All potential impacts on surrounding properties and the broader community resulting from the proposed use and the proposed mitigation will be required as part of a complete application.

4.12.11 It must be demonstrated that the proposed development will be adequately serviced by water and/or individual or communal sewage systems without adversely affecting water quality or quantity.

Cannabis

4.12.12 All cannabis-related and hemp-related uses, excluding the outdoor cultivation of cannabis or industrial hemp, authorized by the Federal Cannabis Regulation or the Federal Industrial Hemp Regulation may be permitted subject to an amendment to the Zoning By-law and will be subject to Site Plan Control.

4.12.13 The Town encourages energy conservation and efficiency practices to reduce high energy use consumption in the operations of cannabis facility.

4.12.14 Prior to the passing of a Zoning By-law Amendment, Council will be satisfied that the proposed indoor cannabis-related use or hemp-related use meets the following conditions:

a) The proposed greenhouse or other type of building can be designed and sited to blend in with surrounding land uses such that the agricultural and rural character of the area is maintained;

b) The adverse effects of the noise, dust, odour, light and traffic generated by the proposed facility on sensitive land uses in the area can be avoided and if avoidance is not possible, minimized and appropriately mitigated, as demonstrated by the required studies identified in Section 6.6 of this Plan;

c) Sensitive surface water features and sensitive groundwater features in the area will be protected, improved or restored with consideration given to the taking of water and generation of effluent;

d) Adequate parking, loading and delivery facilities are available on the lot for the proposed facility and the traffic generated by the proposed facility can be accommodated on area roads;

e) The proposed facility can be serviced with an appropriate water supply and an appropriate means of sewage disposal;

f) Stormwater management needs can be met on site;

g) The waste generated from the facility can be appropriately managed;

h) Signage is designed and located in accordance with the Town's Sign By-law; and,

i) The proposed setback, as determined by the required studies in Section 6.6 of this Plan, from sensitive land uses in the area is appropriate to avoid, and if avoidance is not possible, minimize and appropriately mitigate any adverse effects.

4.12.15 In addition to Section 4.12.14 and if a component(s) of the proposed facility includes value-added components that would make this component of the facility an agriculture-related use, it must be demonstrated that this component of the facility:

a) Is compatible with and does not hinder surrounding agricultural operations;

b) Is directly related to farm operations in the area;

c) Supports agriculture;

d) Benefits from being in close proximity to farm operations; and,

e) Provides direct products and/or services to farm operations as a primary activity.

4.12.16 The applicant will be responsible for the costs of any peer review undertaken by the Town of any studies submitted by the applicant in support of an application. The Town reserves the right to request additional studies and material to support the establishment of an indoor cannabis-related and/or hemp-related facility.

4.12.17 In recognition of the varying types and scales of indoor cannabis-related uses or industrial hemp-related uses that may be applied for, the municipality will identify the scope of the additional supporting information needed at the required pre-consultation meeting in accordance with Section 6.6 of this Plan.

Odour Emission and Dispersion Modelling Report

4.12.18 At no cost to the municipality, the proponent of the proposed cannabis-related use or industrial hemp-related use will submit an Emission Summary and Dispersion Modelling (ESDM) Report that is prepared by a Licensed Engineering Practitioner in accordance with the Provincial guidance. This report will deal with contaminants including odour, chemicals and particulate matter constituents.

4.12.19 The ESDM Report will include a detailed odour inventory and mitigation plan fully describing the proposed air filtration systems and other mitigation measures as well as off property odour impact predictions that consider known impacts from other cannabis-related uses and industrial hemp-related uses in the area to determine the extent of the potential cumulative adverse effects. In this regard, it would be the role of the Licensed Engineering Practitioner to demonstrate that the impact of the proposed use and other cannabis and industrial hemp facilities within the area will not, or is not likely to, cause adverse effects.

4.12.20 In addition to the section above, the ESDM Report must demonstrate that the proposed cannabis-related or industrial hemp-related facility achieves a standard of compliance and that two odour units will only be exceeded at any given sensitive use up to 0.5% of the time on an annual basis as per the MECP Technical Bulletin 'Methodology for Modeling

Assessment of Contaminants with 10-Minute Standards and Guidelines, September 2016 as may be amended from time to time.

4.12.21 The ESDM Report must consider co-existence adverse effects associated with drift of cannabis or hemp emissions on existing farming operations in the area and provide recommendations on an appropriate greenspace separation distance to ensure that spray drift is minimized.

4.12.22 In addition to the above, the proponent of the proposed Schedule "A" facility will submit a Contingency Odour Mitigation Plan, prepared by a Licensed Engineering Practitioner that considers additional air filtration systems or other mitigation measures for use in the event of substantiated future complaints after the facility has been established. Agreement on the appropriate triggers for additional mitigation will be made in advance.

Light Mitigation and/or Photometric Plan

4.12.23 At no cost to the municipality, the proponent of the proposed cannabis-related use or industrial hemp-related use will submit a Light Mitigation Plan, prepared by a Licensed Engineering Practitioner that fully describes the proposed light mitigation measures and demonstrates that the proposed facility will not cause light pollution, including sky glow or light trespass, onto neighbouring properties.

4.12.24 In addition to section above, the proponent of the proposed cannabis-related use or industrial hemp-related use will also submit a Contingency Light Pollution Mitigation Plan, prepared by a Licensed Engineering Practitioner that considers additional mitigation measures and implementation timelines for use in the event of substantiated future complaints after the facility has been established. Agreement on the appropriate triggers for additional mitigation will be made in advance.

Traffic Impact Study

4.12.25 At no cost to the municipality, the proponent of the proposed cannabis-related or industrial hemp-related facility will submit a Traffic Impact Study, to the satisfaction of the Town and/or the Region, that demonstrates that the proposed facility will

Adverse effects: as defined in the *Environmental Protection Act*, means one or more of: a) impairment of the quality of the natural environment for any use that can be made of it; b) injury or damage to property or plant or animal life; c) harm or material discomfort to any person; d) an adverse effect on the health of any person; e) impairment of the safety of any person; f) rendering any property or plant or animal life unfit for human use; g) loss of enjoyment of normal use of property; and h) interference with normal conduct of business.

not cause any traffic hazards or an unacceptable level of congestion on roads in the area.

4.12.26 In recognition of the known adverse effects of odour, the avoidance of adverse effects will be a first principle. If adverse effects cannot be avoided, the minimization and mitigation of adverse effects will be considered. One of the ways to avoid, minimize and mitigate adverse effects is through separation of incompatible uses through the use of setbacks. The appropriate setback will be determined based on:

a) Whether the facility is a greenhouse or an industrial-type building and if a greenhouse is proposed, whether the proposed greenhouse is purpose-built for cannabis or industrial hemp, or already exists;

b) The size and scale of the proposed cannabis-related or industrial hemp-related facility;

c) The proximity and number of residential uses in the area including the potential for additional sensitive uses on vacant lots that are zoned to permit a sensitive use;

d) Location of the proposed cannabis-related or industrial hemp-related facility in relation to prevailing winds;

e) The nature of the adverse effects that exist at the time in relation to existing cannabis-related or industrial hemp-related facilities; and,

f) The impact of topography on the dispersion of odour and wastewater disposal.

On-Farm Diversified Uses

4.12.27 On-farm Diversified Uses, as defined by this Plan must be limited in area, compatible with existing uses and must not result in any adverse effects. Such On-farm Diversified uses must conform to the following general policies. In addition, more detailed Official Plan policies have been developed for Farm Wineries and Farm Cideries, Farm Microbreweries, and Farm Distilleries.

4.12.28 In order to help ensure compatibility and no adverse effects, permitted On-farm Diversified Uses will meet the following conditions:

a) Be owned by and directly involve the owner/operator of the farm operation and can involve resident on-farm family

members and/or have full-time or seasonal employees in keeping with the scale of the use;

b) Ensure that the proposed use will not have a negative effect on the enjoyment and privacy of neighbouring properties;

c) Ensure that the proposed use can be serviced with an appropriate water supply and means of sewage disposal;

d) Ensure that the proposed use will not have an adverse effect on neighbouring wells;

e) Ensure that the proposed use has adequate on-site parking facilities, in addition to the parking required for the principal use on the property, and such parking is provided in locations compatible with surrounding land uses;

f) Ensure that the proposed use provides adequate setbacks and landscaping;

g) Ensure that the buildings and structures housing the proposed use are located within the existing farm building cluster and utilize a common driveway with the principal use of the property;

h) Ensure that the proposed access to the site will not have a negative effect on local traffic;

i) Ensure that the proposed use enhances the agriculture and rural character of the Town and preserves historic buildings and structures and/or the establishment of a built form that is compatible with the rural surroundings; and,

j) Ensure that signage related to the use is designed and located in accordance with the Town's Sign By-law and. where applicable, the development criteria contained in applicable provincial Plans.

4.12.29 The Town may can require an applicant to prepare a scoped Agricultural Impact Assessment (AIA), to the satisfaction of the Town, to address requirements listed above.

4.12.30 While some On-farm Diversified Uses may be permitted as of right in the Zoning By-law, in order to ensure other On-farm Diversified Uses are compatible and will not result in any Adverse effects, a rezoning may be required. The nature of the On-farm Diversified Use and on surrounding land uses, may result in it being necessary to apply additional limitations on the scale of On-farm Diversified Uses in the Zoning by-law. The Town may use other methods to regulate On-farm Diversified Uses such as site plan control, business licencing and temporary use by-laws.

4.12.31 The accessory promotion and retail sale of On-farm Diversified use products will be permitted on-site, subject to the following conditions:

a) Such uses are limited to individual and cumulative scale to an area and facilities that remain subsidiary to, compatible with and preserving of the principal agricultural use of the property;

b) The commercial retail establishment will be owned by and directly involve the owner/operator of the farm operation, and may involve resident on-farm family members and/or have a limited number of full-time or seasonal employees in keeping with the scale of the use;

c) Products produced off-site, and/or without direct involvement of the owner/operator of the farm operation, a resident on-farm family member, or as part of an employee's duties on the Farm will not occupy more than 50% of the display and/or 50% of the storage space dedicated to the commercial retail establishment, measured by area, at any given time;

d) There is limited outside display of finished products; and,

e) The sale of arts and crafts may be included as an ancillary use.

4.12.32 On-farm Diversified Uses contained within a residential dwelling unit must preserve the character of the dwelling as a private residence.

4.12.33 No future severances of On-farm Diversified Uses will be permitted. Future severances of Agriculture-related Commercial or Agriculture-related Industrial Uses will be permitted subject to the policies of Section 4.6.82 of this Plan.

4.12.34 For the purposes of this Section and in accordance with Sections 4.12.9 to 4.12.12, a bed and breakfast establishment on a lot zoned for agriculture will be considered a home occupation.

4.12.35 Where an On-farm Diversified Use is also a new sensitive use as defined by Section 4.10 of this Plan, the On-farm Diversified Use must conform with the intent of Section 4.10 However, the Town may scope the study requirements of Section 4.10.

4.12.36 A business/facility for the hosting of events and/or a business for the catering of events may be permitted as an On-farm Diversified Use subject to the policies of this Plan, a site plan

control application, and/or a rezoning application as appropriate.

Farm Wineries, Farm Cideries, Farm Microbreweries, and Farm Distilleries

4.12.37 Farm Wineries, Farm Cideries, Farm Microbreweries, Farm Distilleries and ancillary uses thereto will be recognized as On-farm Diversified Uses of a farm operation and may be permitted in the Prime Agricultural Area designation.

4.12.38 A Farm Winery and/or on-site Farm Winery retail store must meet the following:

a) All provisions of this Plan and relevant legislation, regulations and guidelines of the Province; and,

b) The applicant must demonstrate that the proposed development can be adequately serviced by water and/or individual or communal sewage systems without adversely affecting the environment and/or adjacent properties.

4.12.39 For the purposes of these policies a Farm Cidery is recognized to be a type of Farm Winery.

4.12.40 A Farm Microbrewery and/or on-site Farm Microbrewery retail store must meet the following:

a) All provisions of this Plan and relevant legislation, regulations and guidelines of the province; and,

b) The applicant must demonstrate that the proposed development can be adequately serviced by water and/or individual or communal sewage systems without adversely affecting the environment and/or adjacent properties.

4.12.41 A Farm Distillery and/or on-site Farm Distillery retail store must meet the following:

a) All provisions of this Plan and relevant legislation, regulations and guidelines of the province; and,

b) The applicant must demonstrate that the proposed development can be adequately serviced by water and/or individual or communal sewage systems without adversely affecting the environment and/or adjacent properties.

4.12.42 Ancillary uses associated with farm wineries, farm cideries, farm microbreweries, and farm distilleries may include the following activities: processing, bottling, storing and retail sales; tours; and a hospitality room which may include the licensed service of limited food and beverages and outdoor patio or seating areas.

4.12.43 Within the area of the Niagara Escarpment Plan, the establishment of wineries and/or cideries will conform to the policies of the Niagara Escarpment Plan.

4.12.44 Signage for Farm Wineries, Farm Cideries, Farm Microbreweries, and Farm Distilleries will be compatible with the surrounding open landscape and agricultural heritage features.

Agri-Tourism Uses

4.12.45 Agri-tourism Uses are:

a) Limited in individual and cumulative scale to an area and facilities that remain subsidiary to, compatible with and preserving of the principal agricultural use of the property;

b) Owned by and directly involve the owner/operator of the farm operation and may involve resident on-farm family members and/or may have a limited number of full-time or seasonal employees in keeping with the scale of the use; and,

c) Not a high intensity use which is out of character with the surrounding agricultural community.

4.12.46 Agri-tourism developments that are limited in area can be permitted in the Prime Agricultural Area subject to the provisions in the Zoning By-law to regulate the nature and scale of the development. While some Agri-tourism Uses may be permitted as of right in the Zoning By-law, in order to ensure other Agri-tourism Uses are compatible and that there are no *Adverse effects*, a rezoning may be required. The Town may also use other methods such as site plan control, special occasion permits and temporary use by-laws to regulate Agri-tourism Uses.

4.12.47 Agri-tourism Uses must remain compatible with existing uses; have safe access from a public road; have the ability to accommodate on-site services, including parking, water and sewage disposal; be located so as to have minimum impacts on

the principal farm operation and on surrounding farm operations and/or residences; maintain an aesthetic balance compatible with the open countryside landscape character; and, have no *Adverse effects*.

4.12.48 The building envelope of buildings and structures devoted to Agri-tourism Uses and agricultural uses will be subject to provisions in the Zoning By-law to regulate the nature and scale of the operations.

4.12.49 Special events that require a building permit may also require a temporary use by-law subject to the existing zoning of the property and the provision of sufficient on-site parking, sewage disposal and subject to all other applicable by-laws, provincial Plans and other regulations.

4.12.50 Overnight seasonal tent and trailer camping, main-use restaurants and amusement parks are prohibited in the Prime Agricultural Area Food concession stands, limited in area and ancillary to Agri-tourism Uses may be permitted.

4.12.51 Signage for Agri-tourism Uses will be compatible, to the satisfaction of the Town, with the surrounding open landscape and agricultural heritage features.

Agriculture-related Commercial or Agriculture-related Industrial Uses

4.12.52 Agriculture-related Commercial or Agriculture-related Industrial Uses are limited in area and compatible uses which support agricultural uses and support the Agricultural System and the agri-food network, and may be considered in the Prime Agricultural Area provided the Town is satisfied that the proposed use is necessary, and the proposed location is appropriate, subject to the provisions in the Zoning By-law to regulate the nature and the scale of the use.

4.12.53 In ensure compatibility and appropriateness, proposed Agriculture-related Commercial or Agriculture-related Industrial Uses must demonstrate that the use will be supportive of the agricultural community and must be in close proximity to farm operations, avoid prime agricultural soils, uses the minimal amount of agricultural land, have no adverse effects, have adequate available servicing, landscaping, access

and on-site parking and must ensure adequate separation distance in accordance with Section 4.12.75.

4.12.54 Existing Agriculture-related Commercial or Agriculture-related Industrial Uses which require an expansion may be permitted to expand subject to satisfying the applicable criteria noted of Section 4.12.53.

4.12.55 Cannabis-related and industrial hemp-related operations, including but not limited to, the storage, drying and processing of cannabis or industrial hemp, may be considered an agriculture-related commercial or industrial use, provided that the use is operating in conjunction with a cannabis or industrial hemp cultivation operation.

4.12.56 All new or expanding Agriculture-related Commercial or Agriculture-related Industrial uses will be subject to site plan control which may require the submission of studies and plans deemed necessary by, and completed to the satisfaction of the Town and external agencies, in order to address site specific issues and ensure no adverse effects on the viability of surrounding uses. Such studies and plans may include, but are not limited to, a site plan, a landscape plan, a building elevations plan, a traffic impact study, noise impact study and a grading and drainage plan.

4.12.57 A residence for the owner or operator may be allowed as an accessory use to an Agriculture-related Commercial or Agriculture-related Industrial Use. The dwelling must ensure adequate separation distance in accordance with the policies of this Plan. The residence will become part of the Agriculture-related Commercial or Agriculture-related Industrial Use holding and no severance for such a residence will be permitted. Prior to the issuance of a building permit for the residence, the proponent will enter into an agreement with the municipality that will ensure the construction of the proposed Agriculture-related Commercial or Agriculture-related Industrial Use is to be substantially complete prior to the construction of any residential building, or the Zoning By-law will require the construction of the proposed Agriculture-related Commercial or Agriculture-related Industrial Use to be substantially complete prior to the construction of any residential building.

4.12.58 Rendering plants and soil remediation facilities, with the exception of limited compost facilities, will be prohibited.

Existing Vacant Undersized Agricultural Lots

4.12.59 It is recognized that there are numerous small land holdings in the Prime Agricultural Area designation. An undersized agricultural lot is smaller than the established zoning standard for the minimum lot size for agricultural uses. It is recognized that such undersized agricultural lots may not be suitable for all the uses permitted in the Prime Agricultural Area designation. Undersized agricultural lots will be zoned in an appropriate category in the Zoning By-law. The Zoning By-law will determine minimum lot sizes for various agricultural uses and combinations of uses.

Avoiding Sterilization of Agricultural Land on Existing Lots of Record

4.12.60 Where a single-detached residential use is proposed on an existing vacant lot of record and the residential use is not accessory to a farm operation, the Zoning By-law will contain provisions to minimize the development envelope and limit the location of the residential use on the lot so as not to sterilize the remaining land within the lot for certain agricultural uses. The development envelope will have adequate area for the single-detached dwelling, accessory uses, on-site services, proper drainage, should take into consideration site topography or other hazards and must ensure adequate separation distance in accordance with the policies of this Plan.

Second Dwellings for Farm Help

4.12.61 A permanent or temporary second dwelling for farm help may be permitted on an agricultural lot in the Prime Agricultural Area for the accommodation of family or non-family farm help employed full-time by a bona fide farmer subject to approval of a minor variance application to the Committee of Adjustment. The applicant must reside on the subject lot, must demonstrate the need for the second dwelling for farm help and for that purpose will provide information regarding the nature, productive capability, past and proposed labour requirements, available residential accommodation on the farm, the scale of the farm operation and any other pertinent information. An applicant will be required to sign an affidavit

which will ensure the second dwelling is only used by farm help.

4.12.62 The minimum lot area necessary to establish a second dwelling for farm help will be 39 hectares (97 acres). Where an existing farm operation is labour intensive, such as in operation of greenhouses, orchards or livestock operations, a second dwelling for farm help may be permitted on an existing lot of record with a lot area less than this minimum lot area subject to an Official Plan Amendment and the provisions of the Zoning By-law and site plan control.

4.12.63 In order to avoid sterilizing additional agricultural lands, second dwellings for farm help will be located in the existing farm cluster envelope on the property, will utilize the same driveway as the principal residential dwelling, and will have adequate servicing, setbacks and amenity area. Compelling reasons must be given if a second dwelling is proposed to be located outside of the farm cluster envelope. An agreement on title may be required to ensure that no further severance is allowed unless in accordance with this Plan. The applicant will be required to submit a conceptual plan which will locate the building envelope for the second dwelling for farm help on the lot and demonstrate that this policy will be satisfied.

4.12.64 Applications for consent to create a separate lot for a second dwelling for farm help will not be permitted. Either of the existing dwelling or the second dwelling may be treated as a principal dwelling, but only the principal dwelling may contain an accessory apartment or garden suite.

4.12.65 An agreement will be entered into between the proponent and the Town for a portable second dwelling for farm help to address the installation, eventual removal when the need for the portable second dwelling for farm help is no longer required, and site restoration of the property after its removal; and, any other matter deemed necessary by the municipality.

Second Dwellings for Heritage Preservation

4.12.66 In the Prime Agricultural Area, and subject to the heritage policies, all other policies of this Plan and any other relevant legislation and/or policy, the retention and conservation of built heritage resources containing a dwelling unit or other permitted uses may be permitted by allowing the construction

of a second detached dwelling, or the conversion of a building to a second detached dwelling, on an existing lot of record.

Consents for Severances

4.12.67 New lot creation, in the Prime Agricultural Area, will be discouraged in order to limit fragmentation and conserve large parcels of land for agricultural uses as promoted by this Plan, and will be subject to the policies of this Plan and will be subject to provisions in the Zoning By-law to regulate the nature and scale of new lots. Within the Oak Ridges Moraine Conservation Plan Area, consents will also be required to conform to all applicable provisions of this Plan. In the case of a conflict, the more restrictive policies will apply.

4.12.68 Consents for severances in accordance with Section 6.3 will only be permitted for:

a) Farm consolidations or the enlargement of existing farm operation lots and that do not create a separate building lot or an undersized lot;
b) A residence surplus to a farming operation following consolidation;
c) Minor lot line adjustments; and;
d) An Agriculture-related Commercial or Agriculture-related Industrial Use; and,
e) A rezoning to an appropriate zone.

4.12.69 Other sections of this Plan also contain policies respecting consents for severances, and the consent policies of this section must be read in conjunction with any other applicable consent policies. Refer to Section 6.10 of this Plan for further policies respecting conflicts between the policies of this Plan and the policies of the Provincial Policy Statement, 2020 and Provincial Plans.

4.12.70 A new lot for agricultural uses or Agriculture-related Commercial or Agriculture-related Industrial Uses may be permitted on a 40 hectares (100 acres) half township lot and subject to a rezoning which will ensure that both the severed parcel and the parcel to be retained are for the purposes of agricultural uses or Agriculture-related Commercial or Agriculture-related Industrial Uses and providing that both the severed parcel and the retained parcel will be not less than 19.6 hectares (48.5 acres). In the context of the rezoning, the

applicant must be a bona fide farmer, the lands must be part of their current agricultural operation and the applicant must demonstrate that both the proposed new agricultural lot and the retained agricultural lot are viable and that there are no other available vacant agricultural lots in the area. In addition, the applicant must demonstrate that there is adequate separation distance in accordance with the policies of this Plan and the new lot complies with all other policies of this Plan.

Consents may be granted, for the conveyance of a lot with a surplus house, following the amalgamation of two or more adjoining farms to form one contiguous parcel under the ownership of a full-time farmer. The existing house must be capable of habitation and must not be required for farm help employed on the farm. The lot with the surplus house must be in accordance with Section 4.12.78.

4.12.71 A new residential lot created in accordance with Section 4.12.77 must be limited in lot area to a minimum required for a single-detached dwelling and driveway, must:

a) Have sufficient room for adequate servicing;
b) Ensure adequate separation distance in accordance with Section 4.12.82;
c) Maintain a reasonable distance from other land uses; must abut an existing residential lot or must be created at the limits of the existing parcel to minimize the impact on agriculture; and,
a) Comply with all other policies of this Plan and Zoning By-law.

4.12.72 Consents for minor lot line adjustments will only be permitted for:

a) The establishment or alteration an easement or right-of-way;
b) The correction or confirmation of valid title for a lot which has been previously recognized and held in distinct and separate ownership;
c) Minor adjustments to the legal boundaries of lots to conform to existing patterns or exclusive use and occupancy or to rectify problems created by encroachment of buildings, structures, private water supply, or private sewage disposal facilities on abutting lots; or,
d) Lot boundary adjustments between two abutting rural uses that comply with the Zoning By-law, do not result in the

creation of any additional lot held or capable of being held in distinct and separate ownership pursuant to the *Planning Act*.

4.12.73 Any consent for severances for minor lot line adjustments will not have any adverse impacts on surrounding farm operations or create a separate building lot or undersized lot.

4.12.74 The creation of lots is not to result in any costs to a public authority, including costs associated with the extension of any service or facility.

Minimum Distance Separation Formulae

4.12.75 The Town will use the Provincial Minimum Distance Separation Formulae I and II to ensure adequate separation distance between agricultural uses and non-agricultural uses.

Agricultural Impact Assessment

4.12.76 Proposals in the Prime Agricultural Area that have the potential to negatively impact agricultural uses lands will require an Agricultural Impact Assessment be prepared, to the satisfaction of the Town and relevant agencies, as part of any application submission.

4.12.77 The Agricultural Impact Assessment must be conducted by a qualified agricultural expert such as a Professional Agrologist or Agronomist, must describe the proposed development including the need for the proposed development in the Town, the on-site and surrounding land uses and agricultural capabilities, the physical and socio-economic components of the agricultural resource base, the land use compatibility of the proposed use with surrounding agricultural uses and agricultural community, must identify the direct and indirect impacts of the proposed development on existing agricultural uses, and on the flexibility of the area to support different types of agriculture, must provide an alternative location analysis, and must identify options for mitigative measures or other methods of reducing any adverse impacts to the agricultural resource base and agricultural community.

4.12.78 In assessing an application made in the context of Sections 4.12.76 and 4.12.77 the Town will consider all the goals, objectives and policies of this Plan and, in particular, will ensure that there are no unacceptable impacts.

Protection of the Resource Base

4.12.79 Any tree removal or maintenance of a woodland will be in accordance with this Plan, conducted under good forestry practices, and in accordance with the provisions of the Town of Caledon's Woodland Conservation By-law. Furthermore, and where there is a conflict between this Plan and the Niagara Escarpment Plan, the more restrictive policies will apply.

4.12.80 The Town of Caledon will limit the addition of non-native topsoil/fill onto Prime Agricultural lands to material which may enhance the soil structure and meets applicable legislation.

4.12.81 The Town of Caledon will consider the preparation and adoption of a comprehensive town-wide Nutrient Management Strategy.

Chapter 5
Planning Designations

Land Use Designations are among the Plan's key implementation tools for achieving our Strategic Pillars, the Town Structure and Town-wide policies, in order to direct growth to some parts of the Town and away from others. Direction is provided for how development is to occur within each designation in the Town of Caledon. The policies of this Chapter identify a vision for each land use designation on the basis of the following components:

- Permitted land uses
- Permitted intensity of development
- Form requirements
- Additional planning requirements and permissions

While each land use designation identifies the range of uses and intensity of development that may be permitted within each designation, the full range of uses may not be permitted on all sites. The Zoning By-law will prescribe the precise numerical figures and land use permissions to be permitted and required on each site, based on the policies of this Plan.

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Some lands within the Town are covered by additional secondary plan maps and policies (Volume 2 of this Plan) while others are covered by site and area specific policies (Volume 3 of this Plan). Where there are conflicts between the policies of this Chapter and the more detailed policies in Volumes 2 and 3, the more detailed policies of Volumes 2 and 3 will prevail.

5.1 Urban Centre

Vision

The Urban Centre land use designation will apply to certain lands in the Urban Boundary as shown on Schedules A1. These areas have the opportunity to evolve, intensify or redevelop to accommodate a mix of uses, including residential uses and help the Town achieve its growth objectives.

There are two Urban Centres within Caledon. The planning goals for these centres can be described as follows:

- Centres will provide a variety of residential amenities to support vibrant, walkable, and complete neighbourhoods
- Provide for pedestrian environments that prioritize pedestrians, cyclists and transit users
- Provide a wide range of mixed uses that allow for easy access to daily needs within easy walking distance.
- Establish residential densities, significant amounts of office space and commercial uses that will support transit ridership and help financial sustainability of Caledon's transit system
- For the Urban Centre that includes the future GO Rail station (Major Transit Station Area), ensuring that minimum residential densities and a mix of office and commercial uses will be imperative through the planning process.

Caledon Council has passed an Interim Control By-law (ICBL) around the two Urban Centres. The final policies for this designation will be informed by the recommendations of the ICBL Study.

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Role Within the Town Structure

5.1.1 Development in an Urban Centre land use designation will:

a) Provide for a range of uses, including residential, commercial, institutional and community uses;

b) Provide transition in built form and land use between areas of different intensity and scale;

c) Ensure compatibility with any adjacent low-rise residential uses through transition in height, buffering and setbacks, landscaping and the sensitive siting of parking and loading areas;

d) Foster a more pedestrian-oriented environment as redevelopment occurs;

e) Incorporate space for a full range of retail and service functions, where required, to address the needs of the local population;

f) Ensure that all new retail, restaurant and personal service uses be integrated with community and residential uses in a mixed use setting in a manner that is pedestrian oriented; and,

g) Ensure that new buildings be located along public streets with complementary setbacks and designed to respect transitions in height to adjacent low-rise areas.

Permitted Uses

5.1.2 The following uses are permitted on lands designated Urban Centre:

a) Mixed-use buildings;

b) Residential uses, including specifically townhouses and apartments, retirement homes, as well as existing residential uses;

c) Secondary residential units, in accordance with Section 5.24;

d) Live-work units;

e) Commercial uses, including restaurants, retail and service uses, but excluding drive-throughs, car washes, new automotive service uses or similar uses;

f) Hotels;

g) Offices;

h) Existing automotive service uses;

i) Institutional uses, such as clinics, places of worship, long-term care facilities and other uses;

j) Long term care facilities and retirement homes;

k) Public uses, including parks, community gardens and trails; and,

l) Uses, buildings and structures that are accessory to the uses permitted above.

5.1.3 The following uses may be permitted in Urban Centres:

a) A broad range of residential, retail, service, office, cultural, institutional, educational, hospitality, entertainment, recreational and other related uses;

b) Mixed use buildings will be encouraged where they have frontage onto arterial and collector streets;

c) Along commercial-oriented streetscapes, retail and service uses will be encouraged at grade;

d) Affordable housing will be provided in accordance with this Plan's inclusionary zoning policies within Major Transit Station Areas;

e) Stand alone, large format commercial uses (with floorplates greater than 2,000 m^2) will not be permitted within Urban Centres as they would undermine the goals of these areas;

f) The full range of uses will not necessarily be permitted on all sites; planning applications will be subject to the Complete Application Requirements of this Plan.

Permitted Intensity

5.1.4 The following intensity of development may be permitted within Urban Centres:

a) Buildings within Urban Centres will not exceed 20 storeys in height, unless it is clearly demonstrated that an increase in height is appropriate and can be mitigated through the form and design policies of this Plan;

b) The Holding Symbol ("H") may be applied to require public site plan approval for tall or mid-rise buildings so that Council and the Public may engage in the process;

c) Secondary and/or Block Plans may assign height limitations to specific locations within an Urban Centre;

d) Buildings may be stepped down towards adjacent development, subject to the design and form policies of this Plan;

e) Buildings on lots that front onto Arterial Streets will have a minimum height of 4 storeys within; and,

f) Planning and development applications will be evaluated to ensure that they provide for an adequate level of intensity to support the role and goals of Urban Centres, as identified in this Plan.

g) Secondary, Block or Precinct Plans, and implementing zoning, will be required to ensure that the following minimum densities are achieved for each of the following Urban Centres:

- Caledon GO: 150 people and jobs per hectare
- Mayfield: 160 people and jobs per hectare

h) The full extent of intensity will not necessarily be permitted on all sites; planning applications will be subject to the Planning and Development Application policies of this Plan.

Form Requirements

5.1.5 Planning and development applications will be required to conform with the following form policies in Urban Centres:

a) Conformity with Design Excellence policies in Section 4.3 of this Plan;

b) Buildings will be designed with a high priority placed on the pedestrian, cycling and transit experience within Urban Centres, utilizing site layout, building location and building design to reinforce convenience, comfort and safety;

c) Transit-oriented forms of development and transit-supportive public space design will be of a high priority within Urban Centres;

d) Taller buildings will be designed with pedestrian-scale podiums to provide for pedestrian comfort; alternatives to podiums may be considered if they can meet the same intent;

e) The tower portion of buildings over 8 storeys should be designed with a floor plate of 750 m^2 or less to avoid inappropriate massing; exceptions may be permitted, where it is demonstrated that the massing of a larger footprint is appropriate and mitigated through building design;

f) Buildings should be designed to include highly articulated facades at the ground plane, avoid blank walls, and incorporate large windows, accented main entryways and other elements that enhance the pedestrian environment;

g) Buildings should be designed to contribute to the Urban Centre's sense of place; creative and distinctive forms of building design will be encouraged;

h) For large-scale projects on deep lots, a grid-based internal street network should be established to facilitate redevelopment and intensification over time;

i) Buildings should include awnings, canopies, arcades and overhangs to provide shelter from sunshine and adverse weather;

j) Surface parking lots will not be permitted in the front or exterior side yard;

k) Underground parking will be encouraged;

l) Structured parking will only be permitted within the base of mixed-use buildings or where provided by a transit provider, a stand-alone structure is permitted;

m) Privately-owned publicly accessible spaces will be sought out through the planning and development application processes to contribute important plazas, courtyards, seating areas and parkettes;

n) Public spaces will be designed to offer high quality amenity areas that are safe, accessible, attractive and vibrant;

o) Enhanced tree planting, street furniture, and pedestrian amenities will be integrated into all streetscapes within the Urban Centre designation, with highest priority given to those streetscapes that support the highest intensity of development;

p) Enhanced soft and hard landscaping will be sought through the planning and development application process;

q) Public art will be encouraged and sought out through planning and development application processes; and,

r) Opportunities for integrating transit services into the base of mixed-use buildings will be explored.

Additional Policies for the Urban Centre Designation

5.1.6 The Urban Centre designation includes a wide range of existing uses, including residential, retail, service, office, cultural, institutional, educational, hospitality, entertainment, recreation and other related uses, on lands which are planned for significant transformation.

5.1.7 In addition to the Design Excellence policies in Chapter 4.3 new development in the Urban Centre designation will be designed to achieve a minimum height for new buildings of two functional storeys and a maximum of six storeys.

5.1.8 In addition to the Design policies in Chapter 4.3, buildings over six storeys may be permitted in the Urban Centre designation, provided:

a) The building is located or tiered in height to minimize visual and shadowing impact on streets and public areas and does not negatively impact the character of its local context; and,

b) The compatibility of the building with respect to adjacent low-rise residential areas and sensitive uses is addressed through the use of setbacks, buffers, angular plane requirements as well as the sensitive location of windows and balconies to minimize privacy impacts, as detailed in the implementing zoning by-law, detailed design guidelines, and through site plan control.

5.1.9 A scoped Block Plan may be required by the Town prior to consideration of an application for comprehensive development within the Urban Centre designation. The purpose of a Block Plan is to establish an overall tertiary plan for the applicable Urban Centre area and to encourage a mix of uses, including residential uses, and discourage the redevelopment or infilling of a property solely for commercial uses. The policies of Chapter 6 apply to Block Plans.

5.1.10 Residential uses will be permitted in Urban Centres areas to achieve intensification targets. The Town will:

a) Generally permit no more than 50% of the area of the lot to be used for non-office commercial uses, for any individual redevelopment proposal; and,

b) Target a maximum of 15% of gross floor area of the lot be used for commercial purposes, which will be monitored by the Town over time.

5.2 Urban Corridor

Vision

5.2.1 Urban Corridors are the most vibrant and prominent streets, serving as destinations and connections. Urban Corridors will:

a) Provide for a higher level of residential and employment intensification;

b) Be oriented to facilitate well-served by high quality transit to move people through key routes, and provide access to locations of high demand or interest; vibrant and prominent streets;

c) Include mixed-format retail, office, and mixed-use residential buildings with active uses at-grade;

d) Include direction for the appropriate location for tall and mid-rise buildings, with greater heights and densities focused around or near Major Transit Station Areas;

e) Comprise a built form that provides an appropriate transition to lower scale areas and reduces impacts on residential uses outside of the Urban Corridors. The built form will also support the public realm, including parks and open spaces, and will promote a generally mid-rise character along the corridor with some appropriate places for tall buildings focused near Major Transit Station Areas;

f) Promote a balanced mid-rise character along urban corridors. Where taller buildings are appropriate, the base of these buildings will be designed to sensitively fit into its existing and planned context;

g) Limited single commercial or office buildings may be permitted;

h) Be comprised of buildings that frame the adjacent streets and parks in good proportion, with appropriate heights and massing as guided by this plan and the Comprehensive Town-wide Design Guidelines;

i) Be comprised of built form that provides variety and variation in both site and building design to create visually interesting streetscapes and a strong sense of place along the streets;

j) Foster a vibrant street life, with public spaces in both strategic locations and in underutilized areas between buildings;

k) Include development that provides amenities for residents and workers;

l) Reduce the urban heat island effect through the retention of mature trees, tree planting and other urban greening;

m) Consider opportunities for on-street electrical vehicle charging infrastructure; and,

n) Be subject to the Land Use policies in Chapter 5.

Role Within the Town Structure

5.2.2 Urban Corridors are places for movement, living, and commerce that are intrinsically linked to the mobility systems that connect people and places. Across Caledon, Urban Corridors will vary in terms of intensity, form, and scale.

5.2.3 Built form in Urban Corridors will provide appropriate transition to lower scale residential areas through both built form variations, setbacks, step-backs, angular planes, and buffers and/or separation distances, where appropriate, to mitigate adverse impact to sensitive land uses in accordance with the land use compatibility policies in this Plan.

5.2.4 Development of these Urban Corridors will be closely linked to current and future Major Transit Station Areas and the availability/provision of high-order transit Corridors that link the Neighbourhood Centres will be prioritized for development.

5.2.5 The full extent of intensity will not necessarily be permitted on all sites; planning applications will be subject to the Planning and Development Application policies of this Plan.

Permitted Uses

5.2.6 The following uses may be permitted in Urban Corridors:

a) A broad range of residential, retail, service, office, cultural, institutional, educational, hospitality, entertainment, recreational and other related uses;
b) Mixed use buildings will be encouraged, but not required;
c) Single use commercial or office buildings may be permitted;
d) Retail and service uses will be encouraged at grade for mixed use buildings in Urban Corridors;
e) Large floorplate commercial uses (greater than 2,000 m^2) may be permitted within Urban Corridors, if smaller buildings establishing a street frontage are incorporated into the development of their site;
f) Drive through facilities will be permitted in Urban Corridors, in accordance with the drive-through policies of this Plan; and,
g) The full range of uses will not necessarily be permitted on all sites; and, planning applications will be subject to the Complete Application Requirements of this Plan.

Permitted Intensity

5.2.7 The following intensity of development may be permitted within Urban Corridors:

a) Buildings within Urban Corridors will not exceed 6 storeys in height, unless it is clearly demonstrated that an increase in height is appropriate and can be mitigated through the form and design policies of this Plan; a maximum of two additional storeys may be permitted;

b) A Holding Symbol ("H") may be applied to require public site plan approval for mid-rise buildings so that Council and the Public may engage in the process;

c) Planning and development applications will be evaluated to ensure that they provide for an adequate level of intensity to support the role and goals of Urban Corridors in this Plan;

d) The height of intensification proposals in Urban Corridors will be compatible with existing adjacent neighbourhoods, utilizing spatial separation, building step-backs and other design techniques identified in this Plan; and,

e) The full extent of intensity will not necessarily be permitted on all sites; planning applications will be subject to the Complete Application Requirement policies of this Plan.

5.2.8 Planning and development applications will be evaluated to ensure that they provide for an adequate level of intensity to support the role and goals of Urban Corridors in this Plan.

5.2.9 The height of intensification proposals in Urban Corridors will be compatible with and provide appropriate transition to existing adjacent Neighbourhoods and Employment Areas in accordance with the policies of this Plan.

Form Requirements

5.2.10 Planning and development applications will be required to conform with the following form policies in Urban Corridors:

a) Design Excellence policies in Section 4.3 of this Plan;

b) The built form and design provisions of any secondary plans, block plans, precinct plans or guideline or standard documents that are Council-approved for Urban Corridors;

c) Safe and comfortable physical linkages will be planned to integrate Neighbourhood Centres with adjacent Neighbourhoods; this will avoid development that is isolated and detached from the adjacent neighbourhood fabric;

d) Urban Corridors may be designed with double frontage to be oriented to major streets and also the interior portion of adjacent neighbourhoods;

e) Buildings will be designed with a high priority placed on the pedestrian, cycling and transit experience within Urban Corridors, utilizing site layout, building location and building design to reinforce convenience, comfort and safety;

f) Transit-oriented forms of development and transit-supportive public space design will be of a high priority within Urban Corridors;

g) Buildings over 6 storeys will be designed with pedestrian-scale podiums to provide for pedestrian comfort; alternatives to podiums may be considered if they can meet the same intent;

h) Buildings should be designed to include highly articulated facades at the ground plane, avoid blank walls, and incorporate large windows, accented main entryways and other elements that enhance the pedestrian environment;

i) Buildings should be designed to contribute to the Urban Corridor's sense of place; creative and distinctive forms of building design will be encouraged;

j) Buildings should include awnings, canopies, arcades and overhangs to provide shelter from sunshine and adverse weather;

k) Parking will be encouraged behind or adjacent to buildings that front the street in Urban Corridors; however, one row of parking may be permitted in the front and exterior side yard, provided it does not undermine the quality of the pedestrian environment;

l) Underground parking will be encouraged;

m) Structured parking will only be permitted within the base of mixed use buildings;

n) Privately-owned publicly accessible spaces will be sought out through planning and development application processes to contribute important plazas, courtyards, seating areas and parkettes in Urban Corridors;

o) Public spaces will be designed to offer high quality amenity areas that are safe, accessible, attractive and vibrant;

p) Enhanced tree planting, street furniture, and pedestrian amenities will be integrated into streetscapes within Urban Corridors;

q) Enhanced soft and hard landscaping will be sought through the planning and development application process;

r) For large-scale projects on deep lots and large format commercial uses (greater than 2,000 m^2), a grid-based internal road network should be established to facilitate redevelopment and intensification over time; and,

s) Drive through facilities will be designed such that stacking lanes and service windows are oriented to the interior of the site and not adjacent to any street or public realm.

5.3 Neighbourhood Centre

Vision

Neighbourhood Centres will be of a lower scale than Urban Centres and will serve as mixed use areas that serve the local neighbourhood. There are eight conceptual Neighbourhood Centres shown on Schedule A1. Neighbourhood Centres in Community Lands, as shown on Schedule A4, will be subject to further evaluation or study through a Secondary Plan process.

Role Within the Town Structure

5.3.1 The minimum density for Neighbourhood Centres will be 75 people and jobs per hectare. Multi-modal transportation options including pedestrian and cycling infrastructure will support active transportation and the creation of complete communities.

5.3.2 Land uses in Neighbourhood Centres will support a compact, transit-oriented environment. Residential, business and employment uses will be encouraged to locate in a mixed-use built form to support a vibrant and active public realm, including services that support Neighbourhood Centres as places for people to live, work and play locally.

5.3.3 Neighbourhood Centres will primarily include a mix of low and mid-rise buildings. Development in Neighbourhood Centres will:

a) Complement and integrate with surrounding land uses;

b) Be comprised of compact, low carbon buildings mainly in the form of mid-rise buildings, where appropriate;

c) Be comprised of transit-orientated development in creating focal points for community growth;

d) Provide safe and comfortable physical linkages which integrate Neighbourhood Centres with adjacent Neighbourhoods;

e) Be designed with a high priority placed on the pedestrian, cycling and transit experience;

f) Support renewable energy and low carbon energy systems such as district energy;

g) Support infrastructure for zero emissions travel;

h) Ensure critical infrastructure and buildings are resilient to the projected climate impacts in Caledon; and,

i) Be developed in accordance with the Design Excellence policies of this Plan.

Permitted Uses

5.3.4 The following uses may be permitted in Neighbourhood Centres:

a) A broad range of residential, retail, service, office, cultural, institutional, educational, hospitality, entertainment, recreational and other related uses.

b) Mixed use buildings will be encouraged

c) Retail and service uses will be encouraged at grade for mixed use buildings in Neighbourhood Centres.

d) New stand alone, large format commercial uses (with floorplates greater than 2,000 m^2) will not be permitted within Neighbourhood Centres as they would undermine the goals of these areas.

e) The full range of uses will not necessarily be permitted on all sites; planning applications will be subject to the Complete Application Requirements of this Plan.

Permitted Intensity

5.3.5 The following intensity of development may be permitted within Neighbourhood Centres:

a) Buildings within Neighbourhood Centres will not exceed 8 storeys in height, unless it is clearly demonstrated that an increase in height is appropriate and can be mitigated through the form and design policies of this Plan;

b) A maximum of two additional storeys may be permitted; subject to (a) above;

c) Buildings on lots that front onto Arterial streets will have a minimum height of 4 storeys within Neighbourhood Centres;

d) Planning and development applications will be evaluated to ensure that they provide for an adequate level of intensity to support the role and goals of Neighbourhood Centres in this Plan; and,

e) The full extent of intensity will not necessarily be permitted on all sites; planning applications will be subject to the Complete Application Requirement policies of this Plan.

Form Requirements

5.3.6 Planning and development applications will be required to conform with the following form policies in Neighbourhood Centres:

a) Conformity with Design Excellence policies in Section 4.3 of this Plan;

b) Conformity with the built form and design provisions of any secondary plans, block plans, precinct plans or guideline or standard documents that are Council-approved for Neighbourhood Centres;

c) Safe and comfortable physical linkages will be planned to integrate Neighbourhood Centres with adjacent Neighbourhoods; this will avoid development that is isolated and detached from the adjacent neighbourhood fabric;

d) Neighbourhood Centres may be designed with double frontage to be oriented to both transit services on major streets and the interior portions of adjacent Neighbourhoods;

e) Buildings will be designed with a high priority placed on the pedestrian, cycling and transit experience within Neighbourhood Centres, utilizing site layout, building location, and building design to reinforce convenience, comfort and safety;

f) Transit-oriented forms of development and transit-supportive public space design will be of a high priority within Neighbourhood Centres;

g) Buildings over 6 storeys will be designed with pedestrian-scale podiums to provide for pedestrian comfort; alternatives to podiums may be considered if they can meet the same intent;

h) Buildings should be designed to include highly articulated facades at the ground plane, avoid blank walls, and incorporate large windows, accented main entryways and other elements that enhance the pedestrian environment;

i) Buildings should be designed to contribute to the Neighbourhood Centre's sense of place; creative and distinctive forms of building design will be encouraged;

j) Buildings should include awnings, canopies, arcades and overhangs to provide shelter from sunshine and adverse weather;

k) Surface parking lots will not be permitted in the front or exterior side yard;

l) Underground parking will be encouraged;

m) Structured parking will only be permitted within the base of mixed use buildings;

n) Privately-owned publicly accessible spaces will be sought out through planning and development application processes to contribute important plazas, courtyards, seating areas and parkettes in Neighbourhood Centres;

o) Public spaces will be designed to offer high quality amenity areas that are safe, accessible, attractive and vibrant;

p) Enhanced tree planting, street furniture, and pedestrian amenities will be integrated into all streetscapes within Neighbourhood Centres;

q) Enhanced soft and hard landscaping will be sought through the planning and development application process; and,

r) Public art will be encouraged and sought out through planning and development application processes.

5.4 Neighbourhood

Vision

The Neighbourhood designation is to facilitate the development of new neighbourhoods and recognize existing ones, to support public institutional uses, such as schools and places of worship, as may be proposed within the neighbourhood as well as small-scale, local serving commercial uses. This Plan supports gentle intensification within existing areas of the Neighbourhood designation, including secondary dwelling units, converted dwellings, adaptive re-use of non-residential buildings, lot creation, infill development and modest re-development.

5.4.1 The Neighbourhood designation will be applied to newly built areas of the Town through the Secondary Plan process, and to existing areas, where applicable, through future secondary plan updates.

5.4.2 This Plan supports appropriate forms of intensification within existing areas in the Neighbourhood designation, including:

a) Secondary dwelling units;
b) Converted dwellings;
c) Adaptive re-use of non-residential buildings;
d) Lot creation;
e) Infill development; and,
f) Re-development.

5.4.3 Within the Neighbourhood designation, the broadest range of uses and greatest intensity of development will only be permitted on sites which front onto arterial streets.

Role Within the Town Structure

5.4.4 Development in the Neighbourhood designation will:

a) Provide for new housing opportunities to meet the Town's projected housing needs;
b) Provide for a range of housing types and forms to promote accessible, affordable, adequate, and appropriate housing for all socio-economic groups;
c) Achieve more compact forms of residential development in a manner that is compatible with the character and pattern of adjacent surrounding development;
d) Ensure that new residential areas permit a variety of complementary and compatible land uses, including community services and facilities, small-scale and local commercial uses, and parks and open space areas to support the creation of complete and walkable communities; and,
e) Guide the evolution of neighbourhoods based on their context, location, age, maturity and needs, towards the model of 15-minute neighbourhoods.

Permitted Uses

5.4.5 The following uses may be permitted within all areas designated Neighbourhood:

a) Residential uses;
b) Long term care facilities and retirement homes
c) Home occupations; and,

d) Group homes.

Additional Permitted Uses

5.4.6 The following additional uses may also be permitted on sites that have frontage onto an arterial or collector street or frontage facing a public park:

a) Small scale community facilities that are integral to a neighbourhood such as places of worship, day care centres, libraries, schools, community centres, public recreation facilities; and,

b) Mixed use buildings with small scale commercial or office uses limited to the ground floor.

5.4.7 The following additional uses may also be permitted on sites that have frontage onto an arterial street:

a) Mixed use buildings;

b) Stand alone retail or service office uses;

c) Rooming houses;

d) Supervised correctional residences; and,

e) Emergency care establishments.

5.4.8 The full range of uses will not necessarily be permitted on all sites; planning applications will be subject to the Complete Application Requirements of this Plan.

5.4.9 The following additional uses may also be permitted on sites that have frontage onto an arterial or collector street or frontage facing a public park:

a) Small-scale community services and facilities such as places of worship, day care centres, libraries, secondary schools, community centres, public recreation facilities; and,

b) Small scale commercial or office uses limited to the ground floor of a commercial building in accordance with the height policies for the Neighbourhood designation.

5.4.10 New development in existing or new Neighbourhoods or will consider the provision of transition in density, housing types and land use and or landscape buffers to provide for compatibility.

5.4.11 New streets and development blocks will be designed to preserve views and vistas to natural areas and other important features where feasible.

Permitted Intensity

5.4.12 The following intensity of development may be permitted within areas designated Neighbourhood fronting onto local streets:

a) Buildings will not exceed 3 storeys in height; and,
b) Home occupations will be restricted to the ground floor.

5.4.13 The following additional intensity may be permitted on sites that have frontage onto a collector street or frontage facing a public park:

a) Buildings will not exceed 4 storeys in height; and,
b) Commercial and office uses will not exceed 2,000 m^2.

5.4.14 Additional intensity may be permitted on sites that have frontage onto an arterial street, subject to further review through the development application process:

a) Buildings will not exceed 4 storeys unless clearly demonstrated that an increase in height of up to a maximum of two additional storeys is appropriate and can be mitigated through the form and design policies of this Plan;
b) A Holding Symbol ("H") may be applied requiring site plan approval for buildings over 4 storeys and up to 9, so that Council and the Public may engage in the process; and,
c) Commercial and office uses will not exceed 2,000 m^2.

5.4.15 The full extent of intensity will not necessarily be permitted on all sites; planning applications will be subject to the Planning and Development Application policies of this Plan.

Form Requirements

5.4.16 New plans of subdivision will contain a mix of lot sizes and building designs to create a streetscape that has visual appeal and interest.

5.4.17 The spacing and number of driveways will be configured to enhance visual appeal and safety for people using sidewalks and streets.

5.4.18 Architectural control may be used to ensure that repetitive building designs and materials are avoided, and to ensure overall compliance to the design policies of this Plan.

5.4.19 Semi detached and/or townhouse dwellings will be integrated within areas of single detached dwellings to provide for variability in the built form and streetscape and to provide housing choice throughout the development area.

5.4.20 Townhouse forms will:

a) Provide a means of contributing to the mix of housing types in new neighbourhoods and as infill in existing neighbourhoods;

b) Be differentiated in terms of building materials, depths, articulation and setbacks, to promote visually interesting streetscapes. The Town will consider the application of architectural control to achieve this policy.

c) Have a built form that facilitates appropriate compatibility and transition with adjacent single detached and semi-detached dwellings.

5 Additional Policies for the Neighbourhood Designation

Community Uses

5.4.21 Institutional uses such as schools and places of worship should be located on collector roads to promote access by walking, cycling and transit.

5.4.22 Schools and institutional uses will be encouraged to be co-located with parks, trails and other community uses in the development of integrated community hubs.

5.4.23 Trails and/or walkways will be integrated into development proposals to maximize connectivity within neighbourhoods and between neighbourhoods, to promote public access to community uses and natural heritage features.

5.4.24 A Block Plan may be required by the Town prior to consideration of an application for a plan of subdivision development within the Neighbourhood Designation. The policies of Section 6.3 apply to Block Plans.

5.4.25 Planning and development applications will be required to conform with the following form policies in Neighbourhoods:

a) Conformity with the Design Excellence policies in Section 4.3 of this Plan;

b) Conformity with the built form and design provisions of any secondary plans, block plans, precinct plans or guideline or standard documents that are Council-approved for Neighbourhood Centres;

c) Buildings will be designed with a high priority placed on the pedestrian, cycling and transit experience within neighbourhoods, utilizing site layout, building location and building design to reinforce convenience, comfort and safety;

d) Transit-oriented forms of development and transit-supportive public space design will be of a high priority within development in the Neighbourhood designation that is located on Arterial streets;

e) Mixed use buildings should include awnings, canopies, arcades and overhangs to provide shelter from sunshine and adverse weather;

f) Parking for mid-rise buildings will be required to locate behind or beside buildings within Neighbourhoods; however, one row of parking may be permitted in the front or exterior side yard of sites located on arterial streets, provided it does not undermine the quality of the street's pedestrian environment;

g) Underground parking will be encouraged for mid-rise apartment buildings;

h) Privately-owned publicly accessible spaces will be sought out through planning and development application processes to contribute important plazas, courtyards, seating areas and parkettes in Urban Corridors;

i) Public spaces will be designed to offer high quality amenity areas that are safe, accessible, attractive and vibrant;

j) Enhanced soft and hard landscaping will be sought through the planning and development application process;

k) All new development in Neighbourhoods, or parts thereof, will be designed to avoid rear lotting and the need for noise walls to protect rear amenity areas; and,

l) Non-residential uses will only be permitted where it is demonstrated that the proposed form of development can fit well within the context of the neighbourhood.

5.5 Downtown

Vision

With the backdrop of its heritage streetscapes, and the green slopes of the Humber River valley, 'Downtown' will serve a role in defining the identity of Caledon. It will be a meeting place and a lively area that brings the people of Caledon together.

Downtown will be the centre of Bolton, serving as a nexus of facilities and programs offering culture, arts, and community dialogue. It will be a vibrant centre of entertainment in Caledon and will offer great walking streets lined with heritage buildings, a lush street tree canopy and active urban spaces. Downtown will be a destination for visitors to our community.

Role Within the Town Structure

5.5.1 As shown on the Schedule A1, Downtown represents the historic core of Bolton and offers the majority of Caledon's urban cultural heritage. While development intensity is constrained within Downtown due to its location within the Bolton Special Policy Area, this Plan strives for its evolution and regeneration so that we can achieve the vision of a strong, vibrant and engaging Downtown for residents and visitors alike.

Permitted Uses

5.5.2 The following uses may be permitted in the Downtown designation:

a) A broad range of residential, retail, service, office, cultural, institutional, educational, hospitality, entertainment, recreational and other related uses;

b) Mixed use buildings will be encouraged;

c) Along commercial-oriented streetscapes, retail and service uses will be required at grade, with residential and other non-retail and non-service uses directed to the rear of buildings at grade;

d) New surface commercial parking lots will not be permitted within the Downtown and accessory surface parking lots will only be permitted subject to the form requirements of this designation in Policy 5.5.4;

e) New drive through facilities will not be permitted within the Downtown; and,

f) The full range of uses will not necessarily be permitted on all sites; planning applications will be subject to the Complete Application Requirements of this Plan.

Permitted Intensity

5.5.3 The following intensity of development may be permitted in the Downtown designation:

a) The Downtown is subject to the limitations of the Special Policy Area that does not allow for significant intensification, given the risk of flood impacts on human safety and property;

b) Development may be permitted up to the height, density and maximum gross floor area allowed by the policies and regulations of the Special Policy Area;

c) New buildings will be a minimum of 2 storeys in height within the Downtown designation outside of the Bolton Special Policy Area and in accordance with the Bolton Heritage Conservation District Plan;

d) There will be no minimum parking requirements for development within the Downtown designation; and,

e) The full extent of intensity will not necessarily be permitted on all sites; planning applications will be subject to the Planning and Development Application Evaluation Criteria, Special Policy Area, and the Bolton Heritage Conservation District Plan policies of this Plan.

Form Requirements

5.5.4 Planning and development applications will be required to conform with the following form policies in the Downtown designation:

a) Conformity with the Design Excellence policies in Section 4.3 of this Plan and the Bolton Heritage Conservation District Plan and;

b) Regard for the built form and design provisions of any master plans, community improvement plans, or guideline documents that are Council-approved for the Downtown;

c) Buildings will be designed with a high priority placed on the pedestrian, cycling and transit experience within the Downtown, utilizing site layout, building location and building design to reinforce convenience, comfort and safety;

d) Buildings should be designed to include highly articulated facades at the ground plane, avoid blank walls, and incorporate large windows, doors and other elements that help to animate the streetscape, subject to the Bolton Heritage Conservation District Plan;

e) The overall design of buildings should contribute positively to the Downtown's interest, sense of place and identity;

f) Buildings should include awnings, canopies, arcades and overhangs to provide shelter from sunshine and adverse weather, subject to the Bolton Heritage Conservation District Plan;

g) Patios will be encouraged to animate streetscapes in the Downtown;

h) Public art will be encouraged and sought out through planning and development application processes;

i) Surface parking lots are discouraged, but where they are necessary, they will not be permitted in the front or exterior side yard; and,

j) A Holding Symbol ("H") may be applied to require site plan approval that implements the design principles established through a Zoning By-law amendment process;

Additional Policies for the Downtown Designation

5.5.5 Downtown Design Guidelines may be established to provide more detailed guidance on built form within the Downtown Area in addition to the to the Bolton Heritage District Plan.

5.5.6 Where opportunities arise, Council may invest in Downtown cultural and institutional uses that act as catalysts for Downtown regeneration.

5.5.7 Downtown's public realm will be given a high priority for investment in the construction and maintenance of widened sidewalks, connected laneways, enhanced street tree planting, enhanced landscaping, abundant street furniture, public squares and plazas, and programming spaces.

5.5.8 Downtown will be given a high priority for investment in transit service, bike paths and cycling infrastructure.

5.5.9 Downtown will be given a high priority for investment in public art.

5.6 Institutional

Vision

The lands designated Institutional recognize existing or planned institutional uses such as post-secondary schools, hospitals, government offices, long term care homes and places of worship.

It is the objective of the Institutional designation to recognize and permit institutional uses which serve the needs of the community and ensure that institutional uses are properly planned and located to complement adjacent land uses.

Role Within the Town Structure

5.6.1 Development proposing institutional uses will be:

a) Sited, designed and located to maximize community accessibility and connectivity;
b) Designed to minimize impacts to adjacent low-rise residential neighbourhoods, through the use of buffers, setbacks and transitional building height; and,
c) Generally not exceed 3 storeys, unless otherwise specified in this Plan.

5.6.2 Public service uses, including schools, parks and similar community facilities will be subject to the Design Policies of this plan.

Permitted Uses

5.6.3 The following uses are permitted on lands designated Institutional:

a) Hospitals;
b) Group homes;
c) Places of worship;
d) Post-secondary institutions;
e) Government buildings, offices and facilities;
f) Cemeteries;
g) Parks, trails, open spaces, community centres, community gardens and other community uses; and,
h) Other buildings and structures accessory to the uses above.

5.7 Community Area

Role Within the Town Structure

5.7.1 Community Areas shown on Schedule A4 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 and the use of other planning tools, as outlined in Section 6.3.

5.8 Knowledge and Innovation District

Vision

Employment growth will be increasingly driven by the knowledge-based or creative class economies, including employment sectors such as advanced manufacturing, professional, scientific and technical services, finance and insurance, real estate, information and culture, health care and social assistance, and education. With an increasing emphasis on these knowledge-based sectors, Major Office, flex office and multi-purpose facilities encompassing office and non-office uses are becoming increasingly dominant built forms. Workers in knowledge-intensive industries are increasingly demanding accessible and dynamic work environments that promote interaction and innovation which underscores the importance of "place making" as an increasingly recognized and important concept in creating diverse and vibrant workplaces, which in turn can help attract local population and job growth and contributes to building complete communities.

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

Role Within the Town Structure

5.8.1 Knowledge and Innovation Employment Areas will be located where there is connectivity to the broader community.

5.8.2 The Town will identify locations for Knowledge and Innovation Employment Areas where they will be anchored by Major Office and/or select institutional uses to accommodate a higher density of employment.

5.8.3 Development proposed within Knowledge and Innovation areas will exhibit high quality pedestrian environment, open spaces and trails, and integrated with Community Areas but preserved for employment uses only.

5.8.4 The highest urban design requirements, through the Town-wide Design Guidelines, will be applied to development within the Knowledge and innovation areas.

5.8.5 The following employment uses will not be permitted:

a) Manufacturing, logistics and warehousing uses;
b) Open storage; and,
c) On-site storage.

5.8.6 Office and innovation employment environments that include residential uses will be directed to the Community Area specifically within transit-supported areas, such as Major Transit Station Areas.

5.8.7 Pedestrian environment, open spaces/trails and integrated with Community Area but preserved for employment uses only.

Permitted Uses

5.8.8 Permitted uses within the Knowledge and Innovation Employment Areas include:

a) Major Office and other offices;
b) Flex-office/industrial multi-tenant;
c) Research and development;
d) Healthcare facility; and,
e) Employment supportive uses.

Permitted Intensity

5.8.9 The employment density for Knowledge and Innovation Employment Areas is 77 jobs per hectare.

5.9 Prestige Employment

Vision

Prestige Employment Areas are clusters of lighter industrial uses with a broader mix of employment uses including integrated office and industrial uses, Major Office and employment-supportive uses. These Employment Areas are dynamic environments that are planned to respond to the structural changes occurring in the economy, including supporting employment uses.

Role Within the Town Structure

Prestige Employment areas are situated at gateway locations within Employment Areas, with direct access and exposure to arterial roads. Prestige Employment Areas would limit the amount of logistics, warehousing and other associated transportation operations to prestigious developments which are typically integrated with office uses (e.g., distribution centre and corporate office).

a) Lands designated as Prestige Employment Area will support the knowledge base sector and light industrial uses;
b) Permit uses supportive of the goods movement sector excluding warehousing and storage uses;
c) Prohibit warehousing, storage and trucking terminal uses;
d) Implement excellence in urban design and green standard guidelines in the design of buildings, and be encouraged through the zoning by-law to be of a higher density and compact form than General Employment Areas;
e) Permit a wide range of employment supportive uses;
f) Be in proximity to higher order corridors; and,
g) Designed to back onto environmental open spaces and linkages to trail systems and positioned strategically at gateway locations.

Permitted Uses

5.9.2 Uses permitted in Prestige Employment areas include:

a) Major office and other offices including research and development facilities;

b) Industrial trade schools and training if they are directly integral to the function of the area and do not accommodate sensitive uses;
c) Flex-office/industrial multi-tenant;
d) Integrated logistics/warehousing with office component;
e) Light manufacturing; and
f) Employment supportive use.

5.9.3 Trucking terminals and associated uses with the primary function of facilitating trucking activity are prohibited.

Permitted Intensity

5.9.4 The employment density for Prestige Employment Area is 41 jobs per hectare.

Form Requirements

5.9.5 Development proposals within the Prestige Employment areas will be oriented along arterial roads with connections to future public transportation options, high-quality landscaping, urban amenities and open spaces/trails with moderate buffers from sensitive uses and will require an urban design brief, in accordance with the Town-wide Design Guidelines as amended.

Additional Policies for the Prestige Employment Designation

5.9.6 In order to protect the long-term viability of the Prestige Employment Areas, the conversion of all or any part of the Prestige Employment Area to non-employment uses is prohibited. For purposes of this policy the following uses are considered to be non-employment uses:

a) Major retail uses;
b) Places of worship;
c) All other retail and commercial non-ancillary uses;
d) All retail and commercial ancillary uses other than the uses currently permitted in accordance with this Plan; and,
e) Residential uses;

Notwithstanding the foregoing, the conversion of employment lands to nonemployment lands may only be considered at the time of a Municipal Comprehensive Review that is carried out in accordance with the applicable policies and population/employment forecasts of the Region of Peel and the Town of Caledon.

5.10 General Employment Areas

Vision

General Employment Areas are clusters of traditional employment uses, that include manufacturing, construction and at strategic locations, warehousing and transportation uses and contributes towards the diversity of the Town's employment base.

General Employment Areas designation includes thresholds on the amount of warehousing and transportation uses are permitted.

5.10.1 The Town will prepare and implement through a Secondary Plan process or a Town-wide Trucking Strategy to establish appropriate thresholds and identifying locations for warehousing and transportation uses.

Role within the Town Structure

5.10.2 General employment areas:

a) Provide for a range of parcel sizes and are suitable to accommodate manufacturing activities that have frequent noise, ground borne vibration, intense and persistent dust and odours;

b) Will have significant buffers from sensitive areas; and,

c) Limit the amount of uses that generate significant truck traffic based on a Town-wide Trucking Strategy to be completed, and the requirement of Truck Traffic Study for proposed developments.

Permitted Uses

5.10.3 Permitted uses in General Employment Areas include:

a) Manufacturing (light and heavy);

b) Construction and/or contractor yards, and other sites requiring open storage;

c) Ancillary office uses;

d) Limited amount of logistics and warehousing operations based on the Trucking Strategy and Traffic Impact Study for proposed development; and,

e) Ancillary employment supportive uses.

5.10.4 The following uses are discouraged in General Employment Areas:

a) Major Office;

b) Non-ancillary employment supportive uses; and,

c) Goods movement uses beyond the recommended thresholds of the Town-wide Trucking Strategy.

5.10.5 Where uses identified in Section 5.14.4 are proposed, studies will be required to justify the use.

Permitted Intensity

5.10.6 The employment density for the General Employment Area is 21 jobs per hectare.

5.11 Goods Movement District

Vision

The Town recognizes the importance of the Goods Movement sector in its role in supporting the function of other businesses and providing businesses with a global distribution network.

To support goods movement in the Town, there is a need for a coordinated network linking road networks and areas of employment activity and major goods movement corridors within Caledon and surrounding areas.

A Goods Movement District is a cluster of employment uses accommodating and supporting the movement of goods. These types of uses need larger separation distances from residential uses and require good access to arterial roads and 400- series/controlled access highway interchanges

Role Within the Town Structure

5.11.1 Goods Movement District(s) and will be strategically located to accommodate the efficient movement of goods. It also permits uses accommodated under the General Employment designation identified in Section 5.10.

Permitted Uses

5.11.2 The location and extent of the Goods Movement District will be determined by the Town-wide Trucking Strategy as described in Chapter 4.

5.11.3 Uses permitted in a Goods Movement District include:

a) All industrial uses, with a greater allowance for logistics and warehousing;
b) Ancillary offices and major office uses related to the Goods Movement sector;
c) Open storage at internal locations;
d) Ancillary employment supportive uses; and
e) Employment supportive uses related to Goods Movement sector.

5.11.4 Uses prohibited in Goods Movement District(s) include:

a) Major offices not related to Goods Movement sector;
b) Residential; and
c) Non-ancillary commercial uses not related to Goods Movement sector.

5.11.5 The Town may designate lands within Employment Areas as a Goods Movement District overlay.

5.11.6 The Town will cluster Goods Movement sector uses by:

a) Creating a business park in proximity to a major goods movement corridor for Goods Movement associated uses;
b) Preparing a Trucking Strategy which facilitates and directs truck traffic along appropriate corridors; and,
c) Supporting an urban freight research centre, vocational training or post-secondary school related to the Goods Movement sector.

Permitted Intensity

5.11.7 The employment density for the Goods Movement District(s) is 16 jobs per hectare.

Form Requirements

5.11.8 Goods Movement Districts will be located on lands with good access to major highway and Goods Movement Routes.

5.11.9 Significant buffers will be required to minimize noise and vibration, and visual impacts from sensitive uses.

Additional Policies for the Goods Movement District Designation

5.11.10 The Town will protect and designate appropriately sized lots for the attraction and retention of priority business and community uses, including advanced manufacturing, food and beverage facilities, logistics and warehousing.

5.12 Employment Area

Role Within the Town Structure

5.12.1 Employment Areas shown on Schedule A4 will be planned in accordance with the Chapter 6 policies of this Plan. More detailed land uses may be applied through implementation of planning tools, as outlined in Section 6.3.

5.12.2 Lands designated as Employment Area on Schedule A4 may be permitted to develop for interim dry industrial uses that do not require extension of municipal services or any significant new infrastructure, subject to the Region of Peel Official Plan policies, and provided the use is planned on an interim basis such that it will not preclude the long term development and servicing of the lands for more intensive planned permanent employment uses. Development proposals for such employment uses shall meet the requirements Section 5.8 of the Region of Peel Official Plan.

5.13 Environmental Policy Areas

Environmental Policy Area objectives and policies are contained in Section 4.9 of this Plan.

Permitted Uses

5.13.1 The uses permitted in Environmental Policy Areas shall be limited to:

a) Legally existing residential and agricultural uses;
b) Activities permitted through approved Forest Management and Environmental Management Plans;
c) Limited extractive industrial;
d) Passive recreation; and
e) Essential infrastructure.

5.13.2 New development is prohibited Environmental Policy Area lands, with the exception of the permitted uses as specified in Section 5.13.1.

5.14 Parks and Open Space

Lands designated Parks and Open Space are part of the Town's public and private-public open space network. However, smaller parks and trail uses are permitted in other designations under this Plan in accordance with the policies of the land use designation and the Parks and Open Space policies in this Plan.

Vision

5.14.1 It is the objective of the Parks and Open Space designation that:

a) Planning for lands designated Parks and Open Space will be undertaken through a systems approach to provide for a continuous and linked system that is accessible to a range of ages, abilities and interests;
b) Lands designated Parks and Open Space will be integrated into the design of a community by ensuring access, connectivity, safety, visibility, and wayfinding, where appropriate;
c) Natural heritage features contained within lands designated Parks and Open Space will be integrated, and where feasible, enhanced, in accordance with the policies of this Plan;
d) Lands designated Parks and Open Space will promote linkages to adjacent land uses and facilities, where appropriate and feasible;
e) Lands designated Parks and Open Space will be well connected to existing or planned trail systems, cycling routes, walkways, and natural heritage corridors;

f) Planning for lands designated Parks and Open Space will integrate both publicly owned land and privately owned land, where appropriate;

g) Lands designated Parks and Open Space are used in a manner that reflects their capacity for public use; and,

h) Lands designated Parks and Open Space containing active recreation uses will be required to minimize impacts on adjacent land uses, where feasible.

Permitted Uses

5.14.2 The following uses will be permitted in the Parks designation:

a) Legally existing uses;

b) Activities associated with approved forest management or environmental management plans;

c) Community gardens;

d) Community services and facilities;

e) Public uses, including public parks, trails and community centres;

f) Public recreational uses associated with public uses and infrastructure;

g) Public infrastructure;

h) Trails; and

i) Uses, buildings and structures that are accessory to the permitted uses listed above.

5.14.3 The following uses will be permitted in the Open Space designation:

a) Legally existing uses;

b) Active recreational uses;

c) Activities associated with approved forest management or environmental management plans;

d) Cemeteries;

e) Golf courses;

f) Passive recreational uses;

g) Public uses, including public parks, public squares, or community gardens;

h) Public Infrastructure;

i) Trails; and

j) Uses, buildings and structures that are accessory to the permitted uses listed above.

General Policies

5.14.4 The Open Space designation will be planned, designed, developed and managed to encourage connectivity and continuity with the Parks designation.

5.14.5 Open Space will be planned for, designed and managed to ensure a publicly accessible open space network.

5.14.6 Open Space lands will provide both active and passive recreational opportunities, provided theses uses do not have a negative impact on natural heritage features or their related ecological function.

5.14.7 The Open Space designation, where feasible, should maintain and enhance scenic vistas and other distinctive landform features that contribute to the unique geography and character of the Town.

5.14.8 Lands designated Open Space will be planned in a manner that reflects their intended function and considers the surrounding context.

5.14.9 This Plan recognizes privately owned lands as part of the Town's Open Space designation, provided those lands are publicly accessible.

5.14.10 Within lands designated Open Space and subject to the policies of the ORMCP, uses will be permitted in accordance with the ORMCP.

5.14.11 Active recreational uses within this designation will only be permitted through an amendment to this Plan.

5.14.12 Applications for new active recreational uses will be supported by appropriate background studies or report, as may be required by the Town and other relevant agencies.

5.14.13 Where lands in public ownership are proposed to be used for recreational uses, or uses are expanded, including related facilities, operations and programs, the Town encourages:

a) The preparation and implementation of Master Plans, or equivalent documents, for these lands;

b) Master Plans or equivalent should be prepared through a collaborative process, involving landowners, the Town and other relevant agencies and organizations; and

c) Master Plans will be prepared under and conform to the applicable policies of this Plan.

Lands within the Niagara Escarpment Plan

5.14.14 For lands subject to the Niagara Escarpment Plan:

a) The Town's policies will be implemented through the Niagara Escarpment Development Control process, as appropriate.

b) All development subject to the Niagara Escarpment Plan will conform to the applicable policies of the Escarpment Recreation designation, the Niagara Escarpment Parks and Open Space System Policies and the Development Criteria of the Niagara Escarpment Plan.

5.15 Prime Agricultural Area

Vision

The Prime Agricultural Area aligns with a large contiguous area of high capability agricultural lands recognized as Classes 1, 2 and 3 agricultural lands according to the Canada Land Inventory of Soil Capability for Agriculture and through the Region of Peel's Official Plan. Smaller pockets of land, with lower capability for agriculture, have been included in the Prime Agricultural Area. These lands are shown on Schedule C4.

Caledon's vision for Prime Agricultural Area is as follows:

- Caledon will continue to make important economic contributions through the production of healthy food and value-added products for local, regional, national and international markets.
- The Town will maintain and enhance its agricultural land base and economic connections to the agri-food network by promoting value-added agriculture, farm intensification and diversification, preventing the creation of new land uses from hampering productive agriculture and educating the consumer on the importance of agriculture.

Role Within the Town Structure

5.15.1 To protect and promote agricultural uses and farm practices that reduce the negative effects of climate change.

5.15.2 Prime Agricultural Areas protect and promote agricultural uses and normal farm practices, and are intended to ensure all new land uses and developments are compatible with surrounding agricultural uses.

5.15.3 To diversify and strengthen the agricultural industry through Agriculture-related and On-farm Diversified Uses which are limited in area and compatible with surrounding land uses.

5.15.4 To limit further fragmentation of lands suitable for agriculture and provide opportunities for consolidation.

Permitted Uses

5.15.5 Permitted uses in areas designated as the Prime Agricultural Area will be focused on agricultural uses and High Impact Agricultural Uses. The follow additional uses are permitted:

a) On-farm Diversified Uses;
b) Agri-tourism Uses;
c) A single-detached dwelling on an existing lot of record;
d) Agriculture-related Commercial or Agriculture-related Industrial Uses;
e) Accessory residential uses to a farm operation such as a second dwelling for farm help or second dwellings for heritage preservation;
f) Home occupations including establishments accessory to a non-agricultural single-detached dwelling and in accordance with Section 5.24;
g) Passive recreation, stewardship and environmental protection activities; and,
h) Civic infrastructure in accordance with Chapter 4.6.

5.16 Rural Land

Vision

Existing and new agricultural uses will be supported by providing for innovation and diversification within the agricultural sector. This will be achieved by providing additional economic opportunities through on-farm diversified uses and by limiting non-agricultural uses and non-agricultural consents for severance.

5.16.1 Objectives for the Rural Areas will be to:

a) Provide opportunities for economic development that are compatible with the rural character and natural environment of the area and with the other objectives of this Plan;
b) Support and enhance the Agricultural System;
c) Preserve and enhance the distinct cultural heritage character and attributes;
d) Support forestry and conservation and the continued health and viability of the Agricultural System within the Rural Area
e) Maintain the role of Rural Lands in providing linkages among Prime Agricultural Areas within Peel Region and beyond its borders;
f) Protect the unique open rural character and view sheds of the in particular, the Oak Ridges Moraine Complex, the Niagara Escarpment and other natural features;
g) Create a sustainable, compatible, and environmentally friendly local tourism industry that respects community carrying capacities;
h) Identify, protect and promote its historic structures and resources through adaptive re-use opportunities such as bed and breakfasts and country inns;
i) Protect the unique rural lifestyle found in Caledon's countryside for the quality of life of the residents;
j) Protect existing agricultural uses and encourage appropriate new agricultural uses; and,
k) Direct growth in the Rural System to Palgrave Estate Residential Community and Rural Settlement Areas where permitted and appropriate.

Role Within the Town Structure

5.16.2 The Agricultural and Rural System includes Agricultural and Rural Areas, Prime Agricultural Areas, the Palgrave Estates Residential Community, Environmental Policy Areas and Rural Settlements, which are shown on Schedule C4. The Rural System contains diverse natural and cultural heritage landscapes and unique rural communities.

5.16.3 Where proposed non-agricultural uses interface with agricultural land uses, compatibility will be achieved by avoiding or, if avoidance is not possible, minimizing and mitigating adverse impacts on the Agricultural System.

5.16.4 Outside of the Niagara Escarpment Plan Area, compatible rural economic development uses will be encouraged subject to a redesignation to Rural Economic Development Area or other appropriate designation.

5.16.5 The policies of the Prime Agricultural Area designation will also apply to the Rural Area designation. The predominant land uses within Rural Area include agricultural, forestry, recreational or conservation purposes.

5.16.6 A second dwelling for accommodating a property manager for grounds maintenance purposes may be permitted without consent for severance in the Rural Lands on a parcel of land in excess of 12 hectares in size in accordance with the implementing Zoning By-law, subject to the approval of a minor variance application by the Committee of Adjustment and subject to all other applicable policies of this Plan. In addition, the applicant must reside on the subject lot and must demonstrate the need for the second dwelling and the compatibility of the second dwelling with existing land uses.

5.16.7 The maximum number of consents for severance permitted within the Rural Area will not be more than 3 per each original 40-hectare half township lot.

5.16.8 A consent for severance granted within the Rural Area designation will be limited in lot area to a minimum required to provide sufficient room for adequate servicing for permitted uses identified in the Zoning By-law and must ensure it:

a) Meets adequate separation distance in accordance with the policies of this Plan;
b) Is not impacted by poor drainage, topography or other hazards;
c) Maintains a reasonable buffer from other land uses; and,
d) Will abut an existing residential lot where possible or will be created at the limits of the existing parcel.

Permitted Uses

5.16.9 Permitted uses in Rural Area include:

a) Agricultural uses and normal farm practices, agriculture related uses and on-farm diversified uses in accordance with provincial standards;
b) A detached dwelling;
c) Home occupations and home industries;
d) Passive, resource-based recreation uses;
e) The management or use of resources, including forestry, subject to the other policies of this Plan;
f) Conservation of the natural environment;
g) Cemeteries, subject to approval requirements and criteria set out in this Plan addressing the location, scale and compatibility with adjacent lands; and
h) Other rural uses that are compatible with the rural landscape and surrounding uses, can be sustained by rural service levels and will not adversely affect adjacent agricultural operations and other resource-based uses such as mineral aggregate operations.

5.16.10 Uses that support the function of Rural Area include culture and tourism industries. Opportunities for small scale commercial uses that do not interfere with main street retail and agricultural/rural uses, such as agri-tourism, are also permitted in cores of Villages and Hamlets.

5.16.11 New development within Villages and Hamlets will provide unique spaces that reflect the character of its surroundings and provide appropriate connections and access to the Natural Heritage System.

5.16.12 New development will support the public realm, promote a pedestrian-friendly environment, and walkability where possible.

5.16.13 No new multiple lots or units for residential development in the Rural Area will be permitted except in site-specific locations with approved zoning.

5.16.14 Development proposals in Rural Area will be reviewed on the basis of:

a) The need and demand for the type and scale of the development proposed including residential dwellings greater than 500 square meters This requirement does not apply to mineral aggregate operations;
b) The protection of the natural environment and resources;
c) The impact on the rural character, landscape and cultural heritage of the Rural Area;
d) Provision and long-term viability of water and wastewater services including private on-site water and wastewater systems; and,
e) The adequacy of municipal services and related municipal financial costs.

5.16.15 When a new or expanding non-agricultural development is proposed in Rural Areas, an Agricultural Impact Assessment is required and may be scoped at the Town's discretion.

5.16.16 Additional criteria may be applied based on emerging policy from the Province, Region and Town that addresses compatibility for development proposals in the Rural Area designation.

5.17 Rural Economic Development Area

Vision

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

Role Within the Town Structure

5.17.1 Rural Economic Development Areas are shown on Schedule B2 and C4. Rural Economic Development Areas will only be considered subject to an Official Plan and Zoning By-law Amendment.

5.17.2 To be complimentary to and compatible with existing rural area uses.

5.17.3 Proposed uses and/or development in Rural Economic Development Areas will be considered on the basis of the following:

a) Be of an appropriate scale;
b) An appropriate location and compatibility with existing uses;
c) Maintain the natural topography and open landscape character to the extent possible;
d) Have no adverse effects;
e) Have minimal impact on surrounding farm operations; and,
f) Must ensure adequate separation distance in accordance with this Plan.

Permitted Uses

5.17.4 Permitted uses in Rural Economic Development Areas include:

a) A spa;
b) Country inn;
c) Wellness centre;
d) Retreats;
e) Culinary institutes;
f) Limited restaurant development; and,
g) High technology research institutes not associated with processing or manufacturing that are complimentary to and compatible with Rural Area uses.

5.17.5 Uses such as hotels, motels and inns, theme parks, go-kart racetracks, adventure game parks, amusement parks, variety stores or other similar uses are prohibited.

Additional Policies for the Rural Economic Development Area Designation

5.17.6 Development within Rural Economic Development Areas will be subject to site plan control.

5.17.7 The Town will monitor on a regular basis the number of Rural Economic Development Area development applications and the impacts of such uses to assist in the evaluation of the Official Plan policies.

5.18 Rural Neighbourhood

Vision

Rural Neighbourhoods are intended to foster and enhance the character of the Town of Caledon, to provide for orderly and efficient residential, commercial and industrial growth within the neighbourhoods, and promote safe and secure communities, improving the quality of life through design and effective use of the built environment.

5.19 Rural Commercial

Vision

The Rural Commercial designation recognizes areas that provide commercial services which serve the shopping needs of rural communities. These areas will continue to provide commercial services and are not anticipated to change significantly or redevelop within the horizon of this Plan.

Role Within the Town Structure

5.19.1 Rural Commercial Areas will:

a) Provide for a range of permitted commercial uses;
b) Encourage and provide for more pedestrian-oriented built forms, by locating buildings close to the street as much as possible, and locating parking areas principally in the rear yard and to a lesser extent in an interior side yard; and,
c) Provide for appropriate intensification of existing commercial sites, including commercial infill development and building expansions, while advancing the objective of providing a more pedestrian-oriented character.

Permitted Uses

5.19.2 The following uses are permitted on lands designated Rural Commercial Area:

a) Retail uses, restaurants and service uses, including drive-throughs, in accordance with Section 5.24;
b) Automotive service uses and sales;
c) Offices;

d) Clinics;
e) Hotels;
f) Day care centres;
g) Garden centres or nurseries;
h) Public parks and trails;
i) Places of worship; and,
j) Uses, buildings and structures that are accessory to the uses permitted above.

5.19.3 Development in Rural Commercial Areas will:

a) Consider trail and pedestrian connections which encourage convenient and safe access for pedestrians from the street and minimize walking distances from the street to the building entrance;
b) Achieve a high standard of design and architectural treatment; and,
c) On major retail sites where infill development is proposed, a Block Plan will be required in accordance with the policies of this Plan.

5.19.4 Development in Rural Commercial Areas will be compatible with adjacent low rise residential uses, and mitigate adverse impact, noise, through the design and implementation of:

a) Landscaping and buffers;
b) Transition in building height;
c) Suitable setbacks for loading areas and parking areas; and,
d) Screening to ensure there are no lighting impacts onto adjacent residential properties.

5.20 Estate Residential Area

Vision

Rural Estate Residential Areas help provide for a range of housing type and living styles within the Town. These areas are intended to have minimum disturbance of the natural setting and environment offering a distinctly rural atmosphere.

Permitted Uses

5.20.1 Permitted uses include:

a) Single detached dwellings;
b) Apartment-in-houses;
c) Garden Suites.

5.21 Dry Industrial

Vision

The Dry Industrial land use designation accommodates industrial-type uses on lands with private sanitary sewage and water services, or partial Regional piped services.

Permitted Uses

5.21.1 Permitted uses in the Dry Employment Area include:

a) Manufacturing, fabricating, printing, processing, and packaging operations;
b) Warehousing and wholesale operations;
c) Transportation terminals;
d) Contractor's yard;
e) Auctioneer's facility;
f) Open storage;
g) Public uses and utilities; and,
h) Automotive uses, excluding motor vehicle sales, rental or leasing agencies.

5.21.2 Major office uses are prohibited.

5.21.3 All uses that are permitted within the Dry Industrial designation are subject to the approval of the Region and the Province.

5.21.4 Uses with high water and sewage demands that cannot be handled by private systems shall not be permitted within the Dry Industrial designation.

5.22 Waste Management

Vision

The Region of Peel is responsible for the management of waste generated by residents, eligible small businesses, and municipal and institutional facilities and is committed to implementing its long-term waste management strategy to appropriately plan for and accommodate the present and future needs of citizens and businesses.

The Town of Caledon promotes reduction, reuse, and recycling programs (3Rs) and strives for a cost-effective waste management system, to minimize environmental impacts.

Objectives

5.22.1 Waste management systems need to be provided that are of an appropriate size and type to accommodate present and future requirements, and facilitate, encourage and promote reduction, reuse and recycling. It is the objective of the Town:

a) To provide for a continuation of solid waste collection;
b) To provide for future waste disposal needs when deemed necessary; and,
c) To provide for disposal that is environmentally safe, effective and acceptable.

Permitted Uses

5.22.2 Within the Waste Management Areas, shown on Schedule B1, permitted uses will be limited to waste disposal sites which include landfill sites, transfer stations and waste processing plants.

5.22.3 Transfer stations will only be permitted on lands designated as Dry Industrial Area or Waste Management Area.

5.22.4 The following types of waste disposal facilities are prohibited in Wellhead Protection Areas A and B with a vulnerability score of 10, Wellhead Protection Area E with a vulnerability score of 9 and Issue Contributing Areas for nitrates or pathogens:

a) Storage, treatment, and discharge of tailings from mines;
b) Landfarming of petroleum refining waste;
c) Landfilling of hazardous waste;

d) Landfilling of municipal waste;

e) Landfilling of solid non-hazardous industrial or commercial waste;

f) Liquid industrial waste injection into a well;

g) Storage of hazardous or liquid industrial waste at large facilities such as landfills and transfer stations; and,

h) Storage of wastes described in clauses (p), (q), (r), (s), (t) or (u) of the definition of "hazardous waste", or in clause (d) of the definition of "liquid industrial waste" as large facilities such as landfills and transfer stations pursuant to Section 1 of Regulation 347 (General – Waste Management) R.R.O. made under the *Environmental Protection Act*.

5.22.5 As directed by the Region, the Town will plan for the future and develop, review and amend this Plan and zoning by-law, other by-laws and prescribed instruments related to waste reduction and resource recovery where necessary to permit waste management sites and facilities, including processing and storage in appropriate locations so that the policies do not present unreasonable barriers to the development of waste management sites and facilities and to protect such waste management sites and facilities from incompatible uses.

5.22.6 The establishment of new landfill sites will require an Amendment to the Plan and approval of the Province.

5.22.7 In order for the Region to operate an economic waste management system, it is recognized that potential transfer stations may be located within the Town.

5.22.8 The location and operation of transfer stations will require the approval of the Province.

5.22.9 The Town will develop policies for development including land use compatibility within or on lands near active and closed waste management facilities including, but not limited to, landfills. This includes policies for development including land use compatibility within or on lands near active and closed waste management facilities including, but not limited to, landfills.

Additional Policies for the Waste Management Designation

5.22.10 Collection and direct haul of residential waste to waste disposal sites operated by the Region will remain the responsibility of the Town, wherein this function will be co-ordinated into the overall waste management system by the Region.

5.22.11 Work with the Region to require new developments to provide infrastructure to facilitate participation in waste diversion programs and convenient source separation of blue box, food and organic waste, and other divertible materials.

5.22.12 The Town will explore opportunities to reduce embodied carbon through building deconstruction and salvage strategies with the Region to reduce the amount of waste and encourage salvage where demolition of existing buildings is approved as part of development applications.

5.22.13 The three sanitary landfill sites presently in operation and licenced by the Province are outlined on Schedule B1 as Waste Management Areas. The use of these landfill sites for the disposal of putrescible solid wastes will be terminated at the earliest possible date following the opening of the new Region of Peel landfill site. However, these sites may continue for the disposal of non-putrescible solid waste originating within the Town.

5.22.14 No after use, except for recreation, conservation, agricultural, Agriculture-related Commercial or Agriculture-related Industrial, Agri-tourism or On-farm Diversified Uses, will be made of landfill sites unless specific approval for another use or uses has been given by the Town, the Region of Peel and the Province.

5.22.15 Maintain, in cooperation with the Region, the Region's long-term waste management strategy to achieve the waste management objectives by focusing on reduction, reuse, and recycling programs, and recovering resources of residual waste prior to disposal.

5.22.16 The Town will work with the Region to explore the development of safe, cost effective and innovative ways to deal with waste materials including the diversion of residential, commercial and industrial materials from landfill. This may include the development of appropriate policies and guidelines.

5.22.17 The Region will be preparing, in cooperation with the Town and other municipalities, a Waste Management Strategy which may include, but is not limited to, the following measures:

a) Reducing adverse impacts of waste to the natural environment;
b) Integrating the principle and hierarchy of the 3Rs into the decision making of consumers, businesses and governments;
c) Establishing and maintaining an environmentally responsible and cost-effective system for managing waste;
d) Establishing targets for the diversion, reduction and potential elimination from landfill of waste within the Region, and recommending programs and plans, including financial considerations, for achieving such targets; and,
e) Establishing public education and promotion programs on various concepts of waste management.

5

5.23 Extractive Industrial

Vision

Mineral aggregate resources are an important component of the economy. Aggregate operations have the potential to impact communities, the natural environment, cultural heritage, and other economic activities. Therefore, achieving a balance between the need and potential impacts will be important for Caledon's future.

Role Within the Town Structure

5.23.1 The establishment of new licenced extractive industrial operations or extensions to existing licenced areas will require an amendment to this Plan and an amendment to the Zoning By-law (outside of the Niagara Escarpment Development Control Area) unless the property is designated for extractive purposes in which case only an amendment to the Zoning By-law will be required.

5.23.2 The Town of Caledon will not support any application for a new licence until an Official Plan Amendment designating the land Extractive Industrial Area on Schedule B1 has been adopted and a rezoning permitting extractive industrial uses (or a resolution supporting the Niagara Escarpment Commission Development Permit) has been passed by Council.

Permitted Uses

5.23.3 The permitted uses for lands designated Extractive Industrial Area on Schedule B1 are:

a) The extraction of mineral aggregate resources from licenced sand and gravel pits and quarries and the rehabilitation of extracted areas. The extraction must be above water table only for Extractive Industrial A Area, and may be for either above water table and/or below water table extraction for Extractive Industrial B Area. Subject to any applicable requirements of the *Niagara Escarpment Planning and Development Act* and Niagara Escarpment Plan, for lands designated Extractive Industrial Area, either above or above/below water table extraction is permitted in accordance with the *Aggregates Resources Act* site plan, as may be approved or amended, that applies to these lands;

b) Accessory uses essential to the extractive operation, such as crushing, screening, washing, stockpiling, blending with recycled asphalt or concrete materials, storage, weigh scales, maintenance, repair and fuel storage for vehicles related to the extraction operation, parking and office facilities, and clay products manufacturing, subject to licencing;

c) Asphalt plants, ready-mix concrete plants, aggregate transfer stations and similar uses may also be permitted subject to a site-specific Zoning By-law;

d) Agriculture;

e) Forestry;

f) Passive recreational uses; and,

g) Non-residential uses accessory to the above.

These uses may be subject to more restrictive policies in any applicable Provincial Plan.

5.23.4 New or expanded mineral aggregate extraction are prohibited in the following areas:

a) Designated Settlement Areas;

b) Registered and Draft Approved Plans of Subdivision, located outside designated Settlement Areas;

c) The Escarpment Natural and Protection Area designations in the Niagara Escarpment Plan;

d) The Core Areas of the Greenland System in Peel designations in the Region of Peel Official Plan;

e) The Environmental Policy Area designations in the Town of Caledon Official Plan except for those Environmental Policy Areas set out in Sections 4.9.63, 5.23.5, and as may be considered in accordance with Section 5.23.10.

f) For quarries, within 200 metres measured horizontally from the brow of the Niagara Escarpment or any greater setback required by the Niagara Escarpment Commission in accordance with the Niagara Escarpment Plan;

g) Cemeteries and other human burial sites;

h) Kettle lakes and their catchments with catchments being defined as lands adjacent to kettle lakes that, due to their topography and/or geology, provide surface and/or groundwater contributions to the lake that are necessary to maintain the lake's ecological functions, attributes and features;

i) Natural lakes and their shorelines;

j) Within the ORMCPA, areas designated Natural Core Area and areas that meet the criteria for Oak Ridges Moraine Key Natural Heritage Features and Hydrologically Sensitive Features, and their associated Minimum Vegetation Protection Zones;

k) Within the Natural Heritage System of the Greenbelt Plan, new mineral aggregate operations and new wayside pits and quarries, or any ancillary or accessory use thereto, area not permitted within significant woodlands unless the woodland is occupied by young plantation or early successional habitat, as defined by the Province in accordance with the Greenbelt Plan.

5.23.5 Notwithstanding Sections 4.9 and 5.13.1, and 5.23.4, mineral aggregate operations may be permitted within and adjacent to Environmental Policy Areas that are solely Valley and Stream Corridors draining less than 125 hectares, providing it can be demonstrated that:

a) The Valley and Stream Corridor has been assessed and does not satisfy any of the criteria for designation as Core Area of the Greenlands System in Peel;

b) The ecological attributes and functions of the Valley and Stream Corridor have been assessed and significant attributes and functions will be retained through retention of all or part of the feature and/or replacement through progressive rehabilitation in a manner that minimizes any interruptions to the significant attributes, functions or linkages;

c) Alteration or elimination of the Valley and Stream Corridor will not result in any immediate or longer-term negative impacts or cumulative negative impacts on adjacent Core Areas of the Greenlands System in Peel, or Environmental Policy Areas;

d) The quality, quantity and location of the aggregate resource warrant alteration or elimination of the Valley and Stream Corridor; and,

e) Subsection a) does not apply to lands that were designated Extractive Industrial in this Plan on or before October 31, 1994.

f) Environmental Policy Areas are solely locally significant wetlands, subject to 5.23.6.

5.23.6 Notwithstanding Sections 4.9.43 and 4.9.44, mineral aggregate operations may be permitted within and adjacent to Woodland Core Areas and Other Woodlands, providing it can be demonstrated that:

a) The Woodland has been assessed and does not satisfy the applicable criteria for designation as Core Area of the Greenland System in Peel, as it relates to mineral aggregate resources, in accordance with the Region of Peel Official Plan;

b) The ecological attributes, functions and linkages of the Woodland have been assessed and significant attributes, functions and linkages will be retained through retention of all or part of the feature and/or replacement through progressive rehabilitation in a manner that minimizes any interruptions to the significant attributes, functions or linkages;

c) Progressive rehabilitation of the site will result in the establishment of an equal amount or a net gain of woodland area and function in as short a time as is feasible, unless below water table extraction precludes re-establishing woodlands on a portion of the site, in which case as much of the site will be returned to woodland as is feasible and the proponent will be encouraged to implement a program of compensation planting or other alternatives to establish an equivalent area of woodland elsewhere;

d) Alteration or elimination of the Woodland will not result in any immediate or longer-term negative impacts or cumulative negative impacts on adjacent Core Areas of the Greenlands System in Peel, or Environmental Policy Areas except as otherwise permitted by this plan;

e) The quality, quantity and location of the aggregate resource warrant alteration or elimination of the Woodland; and

f) Subsection a) does not apply to lands that were designated Extractive Industrial in this Plan on or before October 31, 1994.

5.23.7 Notwithstanding Sections 4.9, mineral aggregate operations may be permitted within and adjacent to Other Wetlands, providing it can be demonstrated that:

a) The Other Wetland has been assessed and does not satisfy any of the criteria for designation as Core Area of the Greenlands System in Peel;

b) The ecological attributes, functions and linkages of the Other Wetland have been assessed and significant attributes, functions and linkages will be retained through retention of all or part of the feature and/or replacement through progressive rehabilitation in a manner that minimizes any interruptions to the significant attributes, functions or linkages;

c) Progressive rehabilitation of the site will result in the establishment of an equal amount or a net gain of wetland area and function in as short a time as is feasible, unless below water table extraction precludes re-establishing comparable wetlands on a portion of the site, in which case as much of the site will be returned to wetland as is feasible and the proponent will be encouraged to implement a program of compensation planting or other alternatives to establish an equivalent area of wetland elsewhere;

d) Alteration or elimination of the Other Wetland will not result in any immediate or longer-term negative impacts or cumulative negative impacts on adjacent Core Areas of the Greenlands System in Peel, or Environmental Policy Areas except as otherwise permitted by this Plan;

e) The quality, quantity and location of the aggregate resource warrant alteration or elimination of the Other Wetland;

f) Subsection a) does not apply to lands that were designated Extractive Industrial in this Plan on or before October 31, 1994;

g) Notwithstanding Sections 4.9.66, 4.9.67, 4.9.68,5.13.1 and 5.13.2, 5.9.131. Core Fishery Resource Areas and Other Fishery Resource Areas within Valley and Stream Corridors draining less than 125 hectares, subject to Section 5.23.5 and provided that it can be demonstrated that extraction will not harmfully alter, disrupt or destroy fish habitat, or that there will be no net loss of productive capacity of fish habitat, and there is a net gain of productive capacity where possible; and,

h) Notwithstanding Section 4.9.99 groundwater recharge and discharge areas, provided those areas identified through studies as being functionally connected to Core Areas of the Greenlands System in Peel or Environmental Policy Area are protected and/or managed to ensure no negative impacts on the functionally-related feature(s).

5.23.8 Notwithstanding Section 4.9, mineral aggregate operations may be permitted within and adjacent to Environmental Policy Areas that are solely Significant Wildlife Habitat, providing it can be demonstrated that:

a) The ecological attributes, functions and linkages of the Significant Wildlife Habitat have been assessed and significant attributes, functions and linkages will be retained through retention of all or part of the feature and/or replacement through progressive rehabilitation in a manner that minimizes any interruptions to the significant attributes, functions or linkages;

b) Progressive rehabilitation of the site will result in the establishment of an equal amount or a net gain of significant wildlife habitat area and function in as short a time as is feasible, unless below water table extraction precludes re-establishing the affected significant wildlife habitat on a portion of the site, in which case as much of the site will be returned to significant wildlife habitat as is feasible and the proponent will be encouraged to implement a program of significant wildlife habitat compensation or other alternatives to establish an equivalent area of significant wildlife habitat elsewhere;

c) Alteration or elimination of the Significant Wildlife Habitat will not result in any immediate or longer-term negative impacts or cumulative negative impacts on adjacent Core Areas of the Greenlands System in Peel, or Environmental Policy Areas except as otherwise permitted by this Plan;

d) The quality, quantity and location of the aggregate resource warrant alteration or elimination of the Significant Wildlife Habitat; and,

e) Notwithstanding Section 4.9.60, Potential ESAs will be subject to Section 5.13.

Section 5.23.5 are performance measures within the meaning of Sections 4.9 and 5.13 and are to be interpreted and applied accordingly. By satisfying the performance measures set out in Section 5.23.5, the Natural Heritage Systems objectives of Section 4.9 and the policy relating to additional lands as set out in Section 4.9.163 are likewise satisfied insofar as they relate to those specific features.

Mineral aggregate operations within the Niagara Escarpment Plan Area will also conform to the policies and development criteria contained in the Niagara Escarpment Plan. In the case of conflict between Section 4.9.163 and the Niagara Escarpment Plan, the more restrictive policies will apply.

5.23.9 Notwithstanding the provisions of Sections 5.23.7, mineral aggregate operations will not be permitted in any of the features addressed in section 5.23.7 where such features meet the criteria for Oak Ridges Moraine Key Natural Heritage Features and Hydrologically Sensitive Features, and their associated Minimum Vegetation Protection Zones, except as may be considered in accordance with the policies of the Oak Ridges Moraine Plan.

5.23.10 Notwithstanding Section 5.23.4, new or expanding mineral aggregate operations may be permitted within Greenbelt Key Natural Heritage Features and Key Hydrologic Features, and their associated Vegetation Protection Zones, subject to the following:

a) The Greenbelt KNHF or KHF does not satisfy the criteria for any other area or feature listed in Section 5.23.4 a) to d), f) to i) and k); and,

b) The mineral aggregate operation meets all of the applicable provisions contained in Section 5.23.5.

5.23.11 Mineral aggregate extraction may be permitted as an interim use in prime agricultural areas on prime agricultural land as defined in the Region of Peel Official Plan and/or the Town of Caledon Official Plan, subject to the policies of this Plan, and provided that rehabilitation of the site will be carried out whereby substantially the same areas and same average soil quality for agriculture are restored. On these prime agricultural lands, complete agricultural rehabilitation is not required if:

a) There is a substantial quantity of mineral aggregates below the water table warranting extraction; or

b) The depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;

c) Other alternatives have been considered by the Applicant and found unsuitable; and,

d) Agricultural rehabilitation in remaining areas will be maximized.

5.24 Planning for Specific Uses

Bed and Breakfasts and Other Short-Term Accommodations

5.24.1 Where a bed and breakfast use is permitted within the land use designation, it will only be permitted within the principal dwelling of the proprietor.

5.24.2 A bed and breakfast use will meet the following criteria:

a) The number of guest rooms will be limited in the zoning by-law;

b) The use is compatible with surrounding uses and will not have a negative impact on the enjoyment and privacy of neighbouring properties;

c) Adequate parking facilities are available on the lot for the proposed use;

d) The use will not cause traffic impacts;

e) The signage advertising the use is to be designed and located in accordance with the Town's Sign By-law, as amended from time to time;

5.24.3 The Town will conduct a study of other short-term accommodations in the Town, such as the temporary rental of homes via online listings, and to implement the findings of the study through a future amendment to this Plan, and/or via a zoning by-law amendment, licensing by-law or other implementation mechanism.

Home Occupations

5.24.4 Home Occupation uses, where permitted as outlined in this Plan, will:

a) Not have a negative impact on the enjoyment and privacy of neighbouring properties;

b) Be secondary to the primary residential use in terms of floor space utilization;

c) Preserve the character of the dwelling as a private residence;

d) Provide adequate on-site parking facilities for the use, in addition to the parking required for the principal residential use on the property, and is provided in locations compatible with surrounding land uses; and,

e) Minimize signage advertising and locate in accordance with the Town's Sign By-law, as amended from time to time.

Private Home Day Care

5.24.5 Private home day cares will be permitted as home occupation in accordance with the provisions of the zoning by-law.

5.24.6 A private home day care will be permitted if there is sufficient parking for the private home day care for drop-off and pick-up of children, in a manner that is compatible with adjacent residences, as set out in the zoning by-law.

Home Industries

5.24.7 Home industries will be conducted wholly within a building or structure and will be secondary to the primary use of the property.

5.24.8 Home industries will be permitted subject to:

a) Any accessory retail sales will only consist of products produced directly in conjunction with the home industry;
b) The home industry will be located and sited to be compatible with adjacent uses and not have a negative impact on the enjoyment and privacy of neighbouring properties.

5.24.9 Small engine repair, and the repair, storage or sale of motor vehicles will be prohibited.

Live-Work Units

5.24.10 Live work units will generally take the form of townhouses or ground floor, street-related apartment units within a mixed use or multi-unit buildings.

5.24.11 A high standard of design is to be achieved for live-work units, including:

a) Age-friendly design standards and no-step entrances where possible;
b) Required detailed design guidelines in association with an application for live-work units; and,
c) Units will be located on collector or arterial roads.

5.24.12 Permitted uses include:

a) Convenience retail;
b) Personal service shop;
c) Small-scale day care centre;
d) Office;
e) Business service;
f) Small-scale commercial school;
g) Small scale crafts or small-scale repair uses, excluding small engine repair, the repair of automotive, heavy appliances or other similar heavy equipment; and,
h) Food or beverage sales that are accessory to the uses above.

Additional Residential Units

5.24.13 Throughout the Town, on properties where a detached dwelling, semi-detached dwelling, or townhouse/rowhouse dwelling are permitted:

a) One (1) additional residential unit will be permitted within the primary dwelling; and,

b) One (1) additional residential unit will be permitted in an ancillary or accessory building to the primary dwelling.

5.24.14 A maximum of two (2) secondary residential units are permitted per lot, except:

a) Within the Oak Ridges Moraine Countryside Areas, Niagara Escarpment Rural Areas, and Niagara Escarpment Recreation Areas, where only one (1) additional residential unit shall be permitted on a lot, and must be contained within the primary dwelling; and,

b) Additional residential units are not permitted within the Oak Ridges Moraine Natural Core Areas, Oak Ridges Moraine Natural Linkage Areas, Niagara Escarpment Natural Areas, or Niagara Escarpment Protection Areas.

5.24.15 Additional residential units within primary dwellings or within ancillary or accessory buildings will be subject to further requirements under the Town's Zoning By-law, including but not limited to:

a) Ensuring direct and safe access in accordance with the Ontario Fire Code and Ontario Building Code;

b) Provision of suitable water and wastewater services, either through connection to municipal services or private services;

c) Compatibility with adjacent dwellings and uses, including the application of appropriate setbacks, a suitable lot size and other requirements;

d) Maintain the majority of the rear yard as open space, and maximize contiguous soft landscaping that is supportive of tree planting;

e) Ensuring that the gross floor area of an additional residential unit does not exceed 50% of the gross floor area of the principal dwelling.

f) Not interfering with the existing surface water drainage pattern on adjacent properties and ensure that stormwater management is maintained on site; and,

g) Providing adequate parking facilities as set out in the Zoning By-law.

5.24.16 An additional residential unit is not permitted on a lot that is located in a hazardous site or within hazardous lands such as a floodplain or the Bolton Special Policy Area.

5.24.17 An additional residential unit is not permitted in areas that would be rendered inaccessible to people and vehicles due to natural hazards unless it is demonstrated the site has safe access.

5.24.18 The severance of any additional residential units in ancillary or accessory buildings from the primary dwelling lot is prohibited.

Garden Suites

5.24.19 A garden suite will be permitted on residential lots where appropriate, subject to a Temporary Use By-law.

5.24.20 A maximum of one garden suite per lot is permitted.

5.24.21 A garden suite cannot be a permanent structure, as defined by the Ontario Building Code.

5.24.22 A garden suite will not be permitted within the front or exterior side yard of the lot.

5.24.23 A garden suite cannot be located in an area that is in a hazardous site or within hazardous lands such as a floodplain or in the Bolton Special Policy Area.

5.24.24 A garden suite cannot be located in an area that would be rendered inaccessible to people and vehicles due to natural hazards unless it is demonstrated the site has safe access.

Day Care Centres

5.24.25 Site Plan Control will be required for all day care centres to ensure that a day care centre, where permitted:

a) Will not cause any traffic impact or an unacceptable level of congestion on surrounding roads;

b) Is situated on a lot large enough to accommodate the building, on-site parking, play areas, where required, and appropriate buffering such as setbacks, landscaping and fencing to ensure the compatibility of the use with adjacent land uses;

c) Meets the applicable land use designation policies for the use;

d) Can be serviced by suitable sewage services and water services; and,

e) Is licensed and in accordance with any Provincial requirements.

Drive-Throughs, Car Washes and Automobile Service Stations

5.24.26 Drive-throughs, Car Washes and Automobile Service Station uses will only be permitted where explicitly noted in this Plan, including as an accessory use.

5.24.27 Drive-throughs, car washes and automobile service stations shall be located in the interior or rear portions of lots.

5.24.28 Drive-throughs, car washes and automobile service stations shall not locate adjacent to existing residential uses.

5.24.29 The safety and accessibility of pedestrians and cyclists regarding the location, orientation and design of drive-through uses will be assessed through Site Plan Control.

5.24.30 Landscaping will be required to screen the visual impact of drive-throughs from the streetscape and contribute positively to air quality.

5.24.31 A suitable setback will be provided from any drive-through and key natural heritage feature or key hydrologic feature, including a minimum 30 metre vegetation protection zone.

5.24.32 Accessory convenience retail and/or restaurant uses associated with an automobile service station will be encouraged to be located close to the sidewalk with direct pedestrian access to the pedestrian walkways.

Outdoor Storage

5.24.33 Outdoor storage will be permitted if it meets the following criteria:

a) Is located in employment areas;

b) Located within the interior of a parcel and not face any Regional or Town arterial road or Provincial highway;

c) Screened from view of all streets, adjacent lots and sensitive uses;

d) Is ancillary to the principle use on a lot; and,

e) Is located only in the rear yard.

5.24.34 Outdoor storage will not be permitted as an ancillary use to a residential use.

Cemetery Demand Planning

5.24.35 Cemeteries can be designed to contribute space and landscape features to park and open space networks that complement the surrounding community. The sizeable and permanent land requirements associated with cemeteries and the benefits they offer when effectively integrated as part of the urbanized community make it necessary to proactively plan long-term for their land use when establishing emerging development areas.

5.24.36 The Town will:

a) Consider the long-term planning for the cemetery land use in Caledon.

b) Ensure that cemetery land use growth be effectively and accessibly integrated into Caledon's future urban development areas, to the benefit of the community as a whole.

c) Promote cemetery land use growth as a function of place making through enhanced connectivity with passive recreational and open space uses.

d) Recognize the cultural heritage significance, future opportunities and maintenance requirements for all scale of cemeteries in Caledon.

5.24.37 The Town will undertake a cemetery land use needs assessment, develop and adopt a resulting Cemetery Master Plan within five years, to clarify, strategize and address issues of long-term cemetery demand planning for the Town.

The Town will engage with cemetery companies and licensed local service providers to facilitate appropriate future cemetery land use development for the Town.

Chapter 6
Implementation

6.1 Growth Management and Financing

6.1.1 The Town should grow in a sustainable manner, considering phasing and financing, by directing new development into areas that can be planned as complete, walkable and transit supportive communities. In addition, development should be low carbon while minimizing impacts on the natural environment and rural system.

6.1.2 The Town requires growth in industrial and commercial assessment to maintain a balanced non-residential to residential assessment.

6.1.3 The Town supports the principle that new growth should support itself in terms of capital investments and accordingly, will utilize the provisions of the *Development Charges Act* and related mechanisms to the maximum extent permissible to obtain financing for that purpose which includes best management practices for asset management.

Coordination and Phasing

6.1.4 This Plan ensures the timing and progression of development will:

a) Provide for a contiguous and compact form of development that supports the achievement of walkable neighbourhoods;
b) Make efficient use of existing infrastructure and services;
c) Be orderly and provide for a logical extension of services;
d) Ensure the provision of infrastructure occurs in a coordinated and economic viable and sustainable manner; and,
e) Ensure new development, where possible, is low carbon and resilient to a changing climate and maximizes opportunities for innovation, energy efficiency and zero emissions transportation.

6.1.5 To ensure that all development phasing will be coordinated with any applicable Regional and Town master plans and capital planning, development phasing will be addressed through the consideration of a Secondary Plan, Block Plan and/or an appropriate development application under the *Planning Act*.

6.1.6 All municipal services will be planned on a:

a) Systems-wide basis considering the entire system when planning for a single segment; and,

b) Long-term basis to support growth and the Town Structure, in accordance with the Town's design criteria and standards, including but not limited to servicing strategies, master plans, by-laws, best asset management practices, and capital budgets.

6.1.7 The Town will work with the Region to identify, coordinate, and regulate the phased extension of municipal services to accommodate future growth.

6.1.8 The Town must be satisfied that adequate municipal infrastructure services can be supplied prior to any development or intensification proceeding and, where technically and economically possible, the Town will require such services to be located underground.

6.1.9 Changes in land use and zoning that would result in the underutilization of previously planned and constructed municipal infrastructure will be discouraged.

6.1.10 The Town will plan and budget for major infrastructure works, civic infrastructure such as community services and facilities, public works yards and other municipal services, in keeping with its financial strategy, municipal asset management plan, and with regard for the balance of revenues and expenditures from its development charges funds. Infrastructure works, the construction of civic infrastructure, and development approvals will be staged accordingly.

Economic Development

6.1.11 Recognizing the potential financial benefits of additional industrial/commercial development, the Town will endeavour to:

a) Commit to formulating and implementing promotion strategies that will attract such development;
b) Streamline any necessary approval process associated with industrial or commercial development proposals;
c) Ensure that sufficient land supply is available for employment uses; and
d) Review parking standards, building setbacks, landscaping and site plan standards, from time to time, considering changing market trends, to ensure that appropriate standards for industrial and commercial uses are maintained.

6.1.12 In order to generate additional industrial and commercial growth, the Town will develop policies to facilitate and support economic development, including business retention, in key areas of competitive advantage such as:

a) Tourism and recreation opportunities;
b) Agricultural and agricultural-related or supported businesses;
c) Small business and home-based occupations;
d) Knowledge-based and innovation industries;
e) Advanced manufacturing, including food-based manufacturing; and,
f) Eco-business zones and industries that promote environmental quality, economic vitality and social benefits.

6.1.13 The Town should work with the Ontario Federation of Agriculture, the Peel Federation of Agriculture, the Province and other organizations to support and enhance the Agricultural System through the development and implementation of agri-food strategies, food systems planning and promote and enhance the agricultural industry and agricultural community.

Conversion of Employment Lands

6.1.14 Conversion of lands within Employment Areas identified on Schedule Y6 of the Region of Peel Official Plan, to non-employment uses is permitted only through a Municipal Comprehensive Review undertaken by the Region and where it can be demonstrated that:

a) There is a need for the conversion;
b) The lands are not required over the horizon of the Plan for the employment use they were designated;

c) The Region and local municipalities will maintain sufficient employment land to meet the employment forecasts of this Plan;

d) The conversion does not affect the overall viability of the Employment Area and the achievement of intensification and density targets;

e) There is existing or planned infrastructure and public service facilities to accommodate the proposed conversion;

f) The lands are not required over the long-term for employment purposes;

g) The lands do not fulfill the criteria for provincially significant employment lands;

h) The lands do not affect the operations or viability of existing or permitted employment uses on nearby lands;

i) Cross-jurisdictional issues have been considered; and,

j) For the purposes of this policy, major retail, residential and non-ancillary uses are not considered employment uses unless already permitted by a designation identified in the Employment Area of this Plan.

6.2 Public Engagement and Notice

6.2.1 Consistent with the vision, values and strategic pillars in this Plan, the community engagement process will be transparent, accessible, responsive, and inclusive

6.2.2 The Town will at a minimum follow the public notification and engagement procedures, including public meeting(s), for development applications prescribed by the *Planning Act*, and its regulations. The Town may consider additional opportunities to facilitate public engagement over and above *Planning Act* requirements.

Statutory Public Meeting(s)

6.2.3 Council shall hold at least one public meeting, as prescribed by the *Planning Act,* at which time the applicant and stakeholders may express their views on a planning proposal(s). Additional public meetings may be considered by Council for any application.

6.2.4 A second public meeting shall be held in cases where there has been a significant change to a development proposal/ application or where a substantial amount of time has passed since the timing of the most recent public meeting.

6.2.5 In addition to the statutory public meeting(s) noted above, if a comprehensive review of the Plan is being undertaken, or the Plan is being amended in relation to a community planning permit system, Council may choose to hold more than the minimum statutory requirement of one pubic open house, as required in the *Planning Act*.

6.2.6 In circumstance(s) where the Town may require an open house to be held, an open house will be held no later than seven days prior to the date of the initial public meeting.

Timing of Notifications

6.2.7 The Town will provide notices of applications, open houses and public meetings in accordance with the *Planning Act*.

6.2.8 Notice and a public meeting will not be required in connection with any amendments to the Official Plan and/or Zoning By-law if such changes do not affect the policies and intent of the Official Plan and/or the Zoning By-law in any material way or the substance of the document to be amended and shall include only the following circumstances:

a) Deleting obsolete provisions;
b) Altering the numbering and arrangement of any provisions;
c) Punctuation or altering language to obtain a uniform mode of expression;
d) Correcting clerical, grammatical or typographical errors; and,
e) Minor technical errors, technical change or omissions contained in a previous zoning by-law amendment which has undergone full public review.

Indigenous Engagement

Indigenous communities are unique with distinct cultures, constitutional rights, histories, governance, traditions and languages, and it cannot be assumed that there is a singular Indigenous point of view. Consultation requirements with Indigenous communities differ from public consultation and arise because of Section 35 of the *Constitution Act* regarding Aboriginal and treaty rights. Municipalities are required to engage with Indigenous communities as legislated by the Province in the *Planning Act*, Provincial Policy Statement, *Environmental Assessment Act,* and the *Ontario Heritage Act*. Fostering deeper relationships with Indigenous communities on matter of mutual interest and concern will help the Town become better neighbours and partners.

6.2.9 The Town's Indigenous Community Engagement Protocol, as amended from time to time, will act as direction for meaningful engagement with Indigenous communities.

6.2.10 The Town will engage and consult with the Region, neighbouring municipalities and Indigenous communities on matters of mutual interest and concern, in accordance with the Town's Indigenous Community Engagement Protocol.

6.2.11 Proponents will work with Indigenous communities on land use planning matters, in accordance with the Indigenous Community Engagement Protocol.

6.2.12 Indigenous communities will be notified regarding the identification and mitigation of Indigenous burial sites and significant archaeological resources relating to the activities of their ancestors, in accordance with Section 4.4.

6.2.13 If the Town's Archaeological Management Plan is amended, Indigenous communities will be notified and engaged in the process.

6.3 Planning Tools

There are a variety of planning tools provided by the *Planning Act* and Provincial Plans, which are available to municipalities. This Section outlines the means by which the objectives and policies of this Plan will be implemented by the authority given to the Municipality by the *Planning Act*, the *Municipal Act*, other statutes where applicable, and the provision of municipal services, public works and capital works programs.

Official Plan Amendment

6.3.1 Modifications to the Plan may be considered, in accordance with *Planning Act* and the complete application requirements outlined in Section 6.6.

6.3.2 Except as provided for in Section 1.9.3, changes to the text, tables, Schedules, and Figures contained in this Plan will require an amendment to the Plan. All Schedules and Appendices of this Plan, including those found in Secondary Plans, will be maintained, updated and published to remain current as much as practical.

6.3.3 Administrative and technical updates to keep the Plan current, provided that the purpose, effect, intent, meaning and substance of the Plan is in no way affected, will not require an amendment to the Plan. Amendments to this Plan dealing with settlement boundaries or growth plans shall not be permitted unless directed by the Region through a Municipal Comprehensive Review.

6.3.4 When considering an application to amend the Official Plan, the Town will consider the following matters:

a) The need to conform to, and be consistent with, Provincial Plans and statements;
b) The conformity of the proposal to the principles, goals, objectives, and policies of the Region's Official Plan;
c) The conformity of the proposal to the vision, values and strategic pillars, and appropriate policies of this Plan;
d) The effect of the proposed change on neighbouring communities;
e) The effect of the proposed change on Indigenous communities;
f) The effect of the proposed change on the need for infrastructure and utility services, including but not limited to water, stormwater management facilities, wastewater and transportation services;
g) Increases to the Town's greenhouse gas emissions and other climate-related impacts
h) When considering amendments that affect the use of specific site or sites, the Town will also consider whether there is a need to add the site or sites to the lands already designated for the proposed use; and,
i) Other matters as deemed appropriate.

6.3.5 The Town will provide information regarding a proposed amendment to the Official Plan to such Boards, Commissions or Agencies that may have an interest in it. Prior to adopting a proposed amendment, the Town will afford such Boards, Commissions or Agencies an opportunity to submit comments.

6.3.6 Prior to adopting an amendment to the Plan, the Town will provide information and hold a public meeting for the purposes of obtaining public input concerning the proposal, subject to the provisions of the *Planning Act*, and Sections 6.2 of this Plan.

6.3.7 Prior to the Town considering an application to amend the Official Plan, the applicant will meet the Complete Application requirements of this Plan.

Secondary Plans

6.3.8 Secondary Plans may be prepared for specific areas of the Town where it is considered necessary to provide more detailed planning objectives and policies for development activities.

6.3.9 Where Council has determined that a Secondary Plan is necessary in an area prior to receiving a development application in that area, no amendment to the Official Plan permitting any development in the area will be made without prior or concurrent adoption of a Secondary Plan, provided that the Secondary Plan is adopted within a reasonable period of time.

6.3.10 Secondary Plans will address, but are not limited to, the following policy aspects:

a) Land use policies for development and intensification;
b) Heights and density for development;
c) Affordable housing, where appropriate;
d) Urban design objectives and guidelines,
e) The geographic location and triggers for Block Plans;
f) Land use or built form buffers to provide transition between areas of different intensity and scale;

g) Necessary investment with respect to all types of transportation infrastructure, including but not limited to active transportation networks, having regard for Provincial Guidelines for Transit Supportive Land Uses, planning for intra-regional transit connections, integrating transit plans;

h) Environmental protection, enhancement and management;

i) Heritage/archaeological potential;

j) Stormwater management;

k) Phasing and implementation strategy;

l) A servicing strategy;

m) Climate change mitigation and adaptation;

n) Green Development Standards;

o) Integration and compatibility of the Secondary Plan with adjacent existing and future land uses;

p) A series of schedules for the Secondary Plans, tailored to the size and complexity of the Secondary Plan area; and,

q) Other relevant matters as deemed appropriate by the Town or the Region.

6.3.11 Secondary Plans undertaken by the Town may be informed by the following studies and technical analysis prior to adopting the implementing Official Plan Amendment:

a) An Agricultural Impact Assessment (AIA): An AIA is required for each Secondary Plan area abutting or adjacent to agricultural areas in the Agricultural System or agricultural operations located outside of the Designated Greenfield Area. The AIA will include a detailed evaluation of potential impacts of non-agricultural development on agricultural operations, discussion, calculation and mapping of any required Provincial Minimum Distance Separation setbacks that extend into the Secondary Plan and provide recommendations to avoid, minimize and/or mitigate adverse impacts. This may include a mitigation plan which includes recommendations such as locating compatible/less sensitive land uses, buffering and landscaping where urban and agricultural uses interface to the extent feasible and having regard for the nature and type of the agricultural operation and sensitivity of proposed land uses Where a Setback Area exists, development within the area will be prohibited until such time that the livestock and manure storage facilities that are creating the Setback Area are removed, thus eliminating the Setback Area.

b) A Community Energy and Emissions Reduction Plan: This Plan will address the feasibility, planning and implementation requirements to achieve net zero carbon emissions and net zero annual energy usage; The feasibility of implementing alternative and renewable energy systems including district energy systems and outlining policy requirements for their implementation in accordance with objectives to be established for each Secondary Plan area; A strategy and policy direction to implement Regional and local sustainable development guidelines in community, neighbourhood, site and building designs including implementation and phasing in of the current and future energy performance requirements of the Ontario Building Code;

c) A strategy and policy direction to implement electric vehicle charging infrastructure.

d) A Climate Change Adaptation Plan. This Plan will address: the feasibility, planning and implementation requirements relating to the risk and vulnerability to property, infrastructure, public health, natural heritage and water resource systems due to changing climate conditions; and A strategy and policy direction to implement recommendations that reduce community and environmental vulnerability to changing climate conditions including severe weather, increasing temperature and climate shifts.

e) A Detailed Subwatershed Study (or equivalent): This study will expand upon the Region of Peel's Scoped Subwatershed Study, will be undertaken in accordance with terms of reference prepared to the satisfaction of the Region in consultation with the conservation authorities and other relevant agencies. The detailed subwatershed study or equivalent study will further implement the direction, targets, criteria and recommendations of broader scale watershed or scoped subwatershed planning studies in consultation with the Region and conservation authorities.

f) An Area-Specific Environmental Implementation Report (EIR): This report will implement the objectives, targets, criteria and recommendations of the detailed broader subwatershed study within the Secondary Plan area and block plan as required. An EIR will identify a natural heritage system in a report which describes the objectives, target restoration, and criteria (which meets and/or exceeds) of the detailed subwatershed study and as determined by the Region, Conservation Authorities and relevant agencies. The report will meet and/or exceed the requirements for natural heritage system protection,

restoration and enhancement will meet or exceed targets and criteria identified by the Region in consultation with the conservation authorities and relevant agencies;

g) A Staging and Sequencing Plan

h) Fiscal Impact Analysis

i) Servicing Study

6.3.12 Within the Community Areas, Secondary Plans will be approved and proceed in accordance with the Town's staging and sequencing plans, to the satisfaction of the Region.

6.3.13 Secondary Plans will be approved only after the jurisdiction and financing mechanism of local transit service is determined to the Region's satisfaction. This includes the alignment of an East – West higher order transit corridor and the conceptual alignment of other higher order transit corridors along with sufficient east west road and goods movement capacity.

6.3.14 Within any High Potential Mineral Aggregate Resource Areas (HPMARA) and on lands adjacent to HPMARA as defined in accordance with provincial policy requirements and guidelines as amended, prepare an Aggregate Resource Impact Assessment (ARIA) for each Secondary Plan area prior to adopting an Official Plan Amendment to implement the Secondary Plan, in accordance with terms of reference, that have been prepared to the satisfaction of the Region, in consultation with relevant agencies. The factors to be considered in the review will include, but not be limited to, the following:

a) A detailed evaluation of potential impacts of development on future potential aggregate resources operations adjacent to the Designated Greenfield Area outside of the settlement area;

b) Any relevant Provincial policies in effect; and,

c) Recommendations to avoid, minimize and/or mitigate adverse impacts of development on the HPMARA or aggregate operations.

6.3.15 Implement recommendations from the ARIA through the Secondary Plan, as appropriate.

Block Plans

6.3.16 Block Plans are area specific implementation tools that establish a context for co-ordinated development, detailing the type of development that will happen and where. Block Plans will implement the vision of a Secondary Plan using a variety of instruments and tools provided for in *the Planning Act* and as set out in the Plan.

6.3.17 Block Plans will be prepared to the satisfaction of the Town, and the Region, and may be required prior to approval of any Draft Plan of Subdivision, Draft Plan of Condominium, or Zoning By-law Amendment application within that area, in accordance with the policies of this plan.

6.3.18 Block Plans which have been prepared in accordance with this Plan, and the Town's Terms of Reference, will be submitted for consideration to Town Council concurrent with or prior to the consideration of an implementing development application under the *Planning Act*.

6.3.19 Block Plans will demonstrate how proposed development addresses the vision and principles of the applicable Secondary Plan by illustrating:

a) A streets and block structure that includes the location, size, and design of public and private streets and provides appropriate pedestrian, cycling, and vehicular connections to the Transit Network.
b) The conceptual location and massing of buildings.
c) The ability for existing schools to reasonably accommodate the planned levels of growth.
d) The location and size of lands to be conveyed to the Town as parkland.
e) The location and design of the Cycling Network and Sidewalk Network.
f) The building location and organization, including entrances and ground floor uses.
g) The location, size, and character of interior and exterior publicly accessible private open spaces showing their continuity and complementary connection to adjacent public spaces and streets and their pedestrian and cycling amenities.
h) The general location of parking facilities and vehicular access points.
i) The efficient use of civic Infrastructure.

j) Urban design standards and guidelines for the area.

k) A phasing plan for Block Plan development.

6.3.20 A Block Plan process will not be required for uses that the Town deems are in the Town and the Region's interest, such as civic works or transit facilities, provided that such proposals meet all applicable policies and legislation, and provided the proposed development:

a) Can be supported by existing servicing infrastructure;

b) Protects, preserves, enhances and restores natural heritage features;

c) Conserves places and/or landscapes of cultural heritage value;

d) Protects for the future right-of-way and any planned Transit Network facilities;

e) Meets the intent and purpose of the comprehensive town-wide design guidelines; and

Zoning By-laws

6.3.21 Zoning By-laws will be used to regulate the use of land, buildings, or structures in accordance with the provisions of Section 34 of the *Planning Act*.

6.3.22 Council may initiate amendments to the Zoning By-law where:

a) A Secondary Plan has been completed and changes to the Zoning By-law are required to implement the new Secondary Plan.

b) Amendments are necessary to implement changes to provincial legislation and statutes, including the Provincial Policy Statement.

c) Amendments are necessary to implement the results of a comprehensive review to the Plan, in accordance with the provisions of the *Planning Act*.

6.3.23 Prior to the Town considering an application for an amendment to the current Zoning By-law, the proponent must satisfy the requirements of Sections 6.6 and be consistent with the provisions of the *Planning Act*.

6.3.24 The following must be completed prior to Council's consideration of a Ministerial Zoning Order request:

a) An adopted Town staff report recommending approval;

b) Conformity with the Regional and Town Official Plans, Provincial Policy Statement, and relevant Provincial Plans;

c) A clear and convincing statement justifying the use of a Ministerial Zoning Order to achieve an important public good.

Holding Provision By-laws

Holding By-laws enable the municipality to identify, in a Zoning By-law, the uses that are intended for a site at some later time when identified conditions are met.

6.3.25 When the use of land has been determined but conditions have been identified by Council that need to be satisfied prior to development proceeding. Council may, in a by-law passed under Section 36 of the *Planning Act*, as amended from time to time, use the Holding Symbol ("H").

6.3.26 Holding provisions may be used to ensure that the goals, objectives, and policies of this Plan are met prior to the holding symbol being removed.

6.3.27 Circumstances in which holding provisions will be used include, but are not limited to, the following:

a) To achieve the orderly staging of development or redevelopment in accordance with municipal, regional and provincial policies;

b) To ensure the adequate provision of water, sewage, transportation, or other services or infrastructure including community services and facilities;

c) To adopt measures to mitigate negative impacts resulting from proximity of lands to transportation and utility corridors, land use compatibility or any other source of nuisance or hazard to public health and welfare;

d) To satisfy the policies of the Official Plan related to heritage conservation, climate change adaptation and mitigation, renewable energy, protection of the natural environment, community improvement, the remediation of potentially contaminated sites;

e) Implementation of specific land use policies or special design requirements;

f) Any other matters which are deemed by Council, the Region or the Province to be relevant to the development or redevelopment of the lands;

g) To achieve the exchange of facilities, services or other matters as set out in Section 37 of the *Planning Act* policies of this Plan; and,

h) To ensure the execution of legal agreement(s), approval of subdivision plans and/or approval of necessary studies by the appropriate authorities to satisfy the criteria set out above.

6.3.28 Until such times as a by-law is enacted by Council to remove the Holding Symbol ("H"), the by-law may permit either the continuation of the existing use or a temporary use which will not jeopardize the future use, in accordance with the standards set out in the by-law.

Temporary Use By-laws

6.3.29 Council may pass a Temporary Use By-law to permit a specific use on a site for renewable periods up to three (3) years in accordance with the provisions of the *Planning Act*, where it has been deemed such a by-law would permit a specific use that is appropriate in the short-term.

6.3.30 Prior to the passing of a Temporary Use By-law, Council will be satisfied that the proposed temporary use meets the following conditions:

a) It is compatible with neighbouring land use activities;

b) Adequate parking can be provided;

c) An adverse impact on traffic will not be created;

d) Appropriate servicing can be provided;

e) The construction of a permanent building or structure is not encouraged;

f) It conforms with the Official Plan and the use will not impede the long-term vision of the Official Plan;

g) The use cannot become permanent and difficult to terminate; and

h) Adverse environmental impacts will be avoided, minimized or mitigated.

Garden Suites

6.3.31 The Town recognizes the garden suite as a housing option for providing affordable and age-friendly units. Given the nature of this form of housing, Garden Suites will not be subject to the density calculation policies of this Plan.

Criteria for Garden Suites within the Urban Boundary

6.3.32 One garden suite will be permitted per lot within the urban boundary in accordance with the policies of this Plan, without approval of a Temporary Use By-law.

Criteria for Garden Suites in the Rural Area

6.3.33 One garden suite per lot will be permitted on lands identified as Prime Agricultural Area, Rural Areas, Rural Estate Residential Area, Policy Areas 1, 2 or 3 within the Palgrave Estate Residential Community, on residentially designated lands within Caledon East, on lands within Villages and Hamlets where the primary use is residential, and on Environmental Policy Area lands subject to the major expansion policies of this Plan, subject to approval of a Temporary Use By-law Amendment.

6.3.34 Within the Greenbelt Plan Area, second dwelling units are only permitted outside of the Greenbelt Plan Natural Heritage System. Such units are permitted within single dwellings Sections 4.5.1 and 4.5.2 of the Greenbelt Plan or within existing accessory structures on the same lot.

6.3.35 Within the Oak Ridges Moraine Conservation Plan Area (ORMCPA), except for lands lying within the ORMCP Settlement Area, ORMCP Rural Settlement designations and the Palgrave Estate Residential Community, Garden Suites will not be permitted on lands located within the Oak Ridges Moraine. Garden Suites will also comply with the provisions of this Plan.

6.3.36 A Garden Suite will be accessory to the permanent main building on the property with respect to its services and utilities which must, in so far as is possible, be connected to the services and utilities of the permanent main building.

6.3.37 Garden suites will ensure direct and safe access in accordance with the *Ontario Fire Code* and *Ontario Building Code.*

6.3.38 Garden Suites will comply with the Town's Zoning By-law provisions relating to building setbacks and landscaping area and compatible site design with neighbouring properties and surrounding community.

6.3.39 The maximum height of a Garden Suite will be encouraged to be no greater than the height of the main dwelling.

6.3.40 The garden suite will have less gross floor area than the gross floor area of the main building on the lot.

6.3.41 A Garden Suite will:

a) Be situated in the side or rear yard and not in a front yard;
b) Be located no more than 15 metres from the main building;
c) Limit privacy and overlook issues on adjacent properties;
d) Maintain the majority of the rear yard as open space, and maximize contiguous soft landscaping that is supportive of tree planting;
e) Not be situated over any existing underground services or utilities;
f) Not encroach upon any permanent easements registered on the title of the property. The Town may require a plan of survey.
g) Not interfere with, nor disrupt, the existing surface water drainage pattern on adjacent properties, and will ensure that stormwater management is maintained on site.
h) Ensure the protection of Environmental Policy Area form, function and integrity.
i) Ensure that appropriate parking is provided.
j) Be encouraged to include accessible design features.
k) Be encouraged to use sustainable building technologies

6.3.42 All Garden Suite installations in the Oak Rides Moraine Plan area will be subject to Site Plan Approval to the satisfaction of Council and an agreement registered on the title to the property. Such agreement will, among other matters, stipulate:

a) The names of the specific individuals who will be entitled to occupy the Garden Suite;
b) The period of occupancy of the garden suite by any of the persons named in the agreement;
c) That the Garden Suite must be removed within a stipulated time period following the termination of its occupancy by the stipulated individuals;
d) Refer to a detailed site plan approved by Council;
e) The mutual obligations of the Garden Suite owner/supplier and the property owner/host family with respect to its installation,

removal when no longer required, and the restoration of the property after its removal;

f) The right of the municipality with prior notification to enter upon the property and into the Garden Suite at periodic intervals to ascertain compliance with the provisions of the agreement;

g) The right of the Town, upon expiry of the agreement, to enter upon the property and remove the Garden Suite, retain the Garden Suite for a specified period with the right to sell to recoup removal costs or recoup removal costs by invoicing the property through taxes; and,

h) The penalties that will be invoked for failure to comply with the terms of the agreement.

6.3.43 The Temporary Use By-law, and agreement regulating the installation of a garden suite, will be in effect for a period of up to ten (10) years from the date that of passing at which time the Garden Suite will be removed from the property. Notwithstanding Council may by By-law grant further periods of not more than three (3) years each during which the temporary use is authorized.

Interim Control By-laws

6.3.44 Council may pass Interim Control By-laws to control the use of land, buildings or structures within designated areas of the Town and in accordance with the provisions of the *Planning Act*, in order to prevent or limit development until detailed planning studies for the subject lands or lands within a study area are completed and approved by Council and appropriate changes are made to the Zoning By-law. Any Interim Control By-law approved by Council will be in effect for a period of up to one (1) year from the date of passing of the by-law and may be extended for a maximum of one (1) additional year.

6.3.45 Uses legally existing prior to the adoption of the Interim Control By-law will be permitted, consistent with the provisions of the *Planning Act*.

Non-conforming Uses

6.3.46 The use of lands, buildings, or structures that do not comply with the Zoning By-law, but were lawfully used for such purpose prior to the approval of the Zoning By-law, and continue to be used for such a purpose, will be recognized as non-conforming uses in accordance with the *Planning Act*. If such non-conforming uses cease, then the use is deemed to be terminated.

6.3.47 It is the intention and expectation that non-conforming uses, buildings, or structures will eventually cease, and be replaced by uses, buildings, or structures that conform to the intent of this Plan and comply with the Zoning By-law.

6.3.48 Consistent with the provisions of the Planning Act, a proposal to allow for the expansion or enlargement of a non-conforming use, or to allow a change in a non-conforming use, may be permitted by way of an application to the Committee of Adjustment.

Minor Variance

6.3.49 In addition to the prescribed requirements of the *Planning Act*, the Town may require additional information to properly evaluate a Minor Variance application. In addition to the requirements prescribed in this section, applicants should also refer to the entire Official Plan, which outlines the circumstances under which specific studies are required when seeking approvals from the Town.

6.3.50 When reviewing a Minor Variance application, the Committee of Adjustment will have regard to, but not be restricted to, the following matters:

a) The use will not have a negative impact on the enjoyment and privacy of neighbouring properties;
b) That the applicant cannot acquire sufficient land to comply with the minimum requirements without undue hardship;
c) That adequate provision is made for vehicular access and off-street parking;
d) That the building coverage is not excessive, and adequate landscaping can be provided on the lot;

e) That a variance adding a new use which is not substantially the same by definition, character, or operation as the permitted uses, should not be allowed.

f) That the application deals with circumstances not common to the area and would not create a precedent for similar requests from other property owners. The lot size and the design of the proposed building are in keeping with adjacent development and the general intent of the Zoning By-law; and,

g) That the proposed building is sited and designed in such a manner that the minor variance does not adversely affect the amenity of the surrounding properties and such that adverse environmental impacts are avoided, minimized or mitigated.

6.3.51 The Committee of Adjustment may attach such conditions as it deems appropriate to the approval of the application for a minor variance

Land Acquisition and Disposition

6.3.52 The Town or the Region may acquire and hold any lands required to implement any feature in the Plan Area. This may include the expropriation of lands required to implement the road network and Parks and Recreation Master Plan where the property owners or the developers' group are unable to secure lands for the construction of the required road.

6.3.53 The Town may acquire, hold and dispose of land through purchase, expropriation, dedication, land exchange, or other means, and may use such land for the development of different facilities, civic infrastructure, and various forms of transportation and mobility corridors for the benefit of the community and its residents, in accordance with the *Municipal Act*.

6.3.54 The Town will require an environmental site assessment prior to the conveyance of any lands to the Town or appropriate Conservation Authority. The environmental clearance will be paid for by the owner and based on the appropriate level of site assessment as established by the Province.

6.3.55 The Town will require a Provincial record of site condition for all municipal roads, stormwater management facilities, parkland and Greenway Corridors dedicated to the Town. The record of site condition will be paid for by the owner.

6.3.56 The Town may:

a) Consider surplus lands for affordable housing projects prior to considering other uses;
b) Acquire natural areas and open spaces;
c) Acquire lands for public services, including but not limited to, community services and facilities, fire halls, libraries, public works yards and infrastructure;
d) Strategic acquisition of land for future snow disposal requirements, in advance of need;
e) Strategic acquisition, preparation and disposal of land for purposes of achieving the goals of the Official Plan and/or approved Community Improvement Plans; and
f) Acquire lands for use as parkland through any of the following methods: dedication; purchase; donation or bequest; and expropriation.

Subdivision Control

6.3.57 Council will evaluate a draft Plan of Subdivision according to the following criteria:

a) Conform with the provisions of the *Planning Act,* provincial legislation, provincial policies and consistency with provincial policy statements and applicable provincial guidelines;
b) Conformity with the policies of this Plan;
c) Conformity with the Region of Peel Official Plan;
d) The recommendations of any supporting studies prepared as part of the application;
e) The establishment or continuation of an orderly development pattern;
f) Impact of the development on adjacent properties; and
g) The climate change objectives and policies of this Plan.

6.3.58 An applicant for a Plan of Subdivision will be required to indicate the proposed uses for all lots, blocks and parcels.

6.3.59 Council will include such conditions as it deems appropriate to the approval of a plan of subdivision. The applicant will be required to satisfy these conditions, failing which, draft plan approval may be withdrawn. Such conditions may include, but are not limited to, the following:

a) The conveyance of land for park or other public recreational purposes or payment-in-lieu in accordance with the conveyance of parkland policies and other relevant policies of this Plan related to Parks and Open Spaces;
b) The conveyance of easements;
c) The conveyance of infrastructure; and,
d) The fulfillment of any financial requirements, if any, to the Town or to the Region.

6.3.60 Applicants will be required to enter into a subdivision development agreement with the Town in accordance with the *Planning Act* before final approval for a plan of subdivision is given by Council. Applicants will be required to provide performance and maintenance securities to the Town to ensure the conditions of the subdivision agreement are fulfilled.

6.3.61 The Town will use development agreements to ensure that appropriate conditions and requirements are satisfied as part of the development.

Consents for Severance

6.3.62 Consents for severance may be permitted as prescribed in Section 50 (5) of the *Planning Act*.

6.3.63 When considering a Consent for severance application, the Committee of Adjustment will have regard for the provisions of the *Planning Act*, the Provincial Policy Statement, Provincial Plans, the Region of Peel Official Plan, the Town's Official Plan, and to the provisions of the Zoning By-law.

6.3.64 Consent for severance application(s) for the creation of lots will only be considered where a plan of subdivision is not necessary to achieve the objectives and implement the policies of the Region's Official Plan, and the Town's Official Plan.

6.3.65 Where the proposed lot(s) and/or the use for the proposed lot(s) do not conform to the Zoning By-law, a provisional consent for severance decision may be given subject to a condition that the applicant apply for a Zoning By-law Amendment or minor variance relating to the proposed consent for severance and that the decision on the zoning by-law amendment or minor variance application is in full force and effect.

6.3.66 The Committee of Adjustment may support the creation of lots by consent for severance only if the following conditions are met:

a) The lots can be serviced by municipal water and wastewater systems or, if such services are not available, or that the lots can be appropriately serviced by private water and wastewater systems that are sustainable, financially feasible, protect health and safety, and have no negative impacts;

b) Existing and planned infrastructure facilities, rights-of-way and infrastructure corridors will be protected and will be adequately buffered from sensitive land uses in accordance with the policies of this Plan;

c) Access to Regional roads is controlled as required by the Region in accordance with the policies of this Plan and the Region's Official Plan; and,

d) Lands and easements are dedicated to the Region as required in accordance with the Region's Official Plan.

6.3.67 The Committee of Adjustment may support consents for severance to enable the securement of lands for natural heritage conservation purposes by a public authority or a non-government conservation organization, provided that:

a) The consent for severance will avoid fragmentation of the Greenland System's natural heritage features and areas;

b) In the Prime Agricultural Area, the consent for severance will not create a lot permitting an additional residential dwelling or other additional non-farm development beyond that which was permitted on the original lot to be severed prior to the consent;

c) The acquired and retained lots are in compliance with the local municipal official plan and zoning by-law; and

d) When deemed necessary, a restrictive covenant or conservation easement is placed on title of the land to be held for conservation purposes prohibiting development of the land for non-conservation uses in perpetuity.

6.3.68 In granting the consent for severance, the Committee of Adjustment may impose conditions as authorized under the provisions of the *Planning Act*, including any conditions recommended by the agencies, and the public which are necessary to the approval of a consent for severance. Such recommended conditions may include but are not limited to the following:

a) Site Plan Control approval(s);
b) The fulfillment of any financial requirements of the Town;
c) The conveyance of lands for park purposes or the payment in lieu thereof;
d) A survey plan;
e) The dedication of appropriate road widening where required; and,
f) The submission of a site plan and/or lot grading plan which illustrates, among other things, environmentally sensitive features on and adjacent to the site, a suitable development envelope on the site, proposed buildings and structures, and areas of proposed site alteration and vegetation removal, dedication of environmental lands as required;
g) Execution of a development agreement and posting of securities, as required;
h) Establishment of a building envelope, registered on title, as required; and
i) The Town may use development agreements to ensure that appropriate conditions and requirements are satisfied.

6.3.69 Lot line adjustments are permitted provided that such adjustments are for legal or technical reasons, are minor in nature, and do not result in the creation of an additional lot.

6.3.70 Within the ORMCPA, an applicant for a consent for severance may be required to submit necessary documentation confirming the application conforms to the requirements of this Plan, prior to the consent for severance being considered by the Committee of Adjustment.

Plan of Condominium

6.3.71 Council will evaluate a plan of condominium for a proposed new development or building intended for residential use in accordance with the following criteria:

a) Provision of adequate infrastructure services, amenities and community facilities and services;
b) Impact upon the transportation system and adjacent land uses;
c) Impact on any natural features or functions on the site or in the surrounding area;
d) The condominium is considered to be necessary, timely and in the public interest;
e) The condominium is designed within the parameters of the Excellence in Urban Design chapter of this Plan and other relevant standards and guidelines;
f) The condominium, the condominium units, and the common elements meet the requirements of the Zoning By-law, and other municipal by-laws; and
g) The interrelationship between the design of the proposed plan of condominium and site plan control matters relating to any development on the land.

6.3.72 The Town will use development agreements to ensure that appropriate conditions and requirements are satisfied as part of the development.

6.3.73 Large scale development will only be permitted by plan of subdivision, vacant plan of condominium or site plan in key hydrologic areas outside of settlement areas if it is demonstrated that the hydrologic functions, including the quality and quantity of water, of these areas will be protected and, where possible, enhanced or restored in accordance with any requirements of the Regional Plan and the Growth Plan.

Site Plan Control

6.3.74 The intent of site plan control is to ensure a high standard of site planning, sufficient and appropriate landscape design, urban design, and servicing to promote attractive forms of development.

6.3.75 All lands within the Town of Caledon are designated as a site plan control area in accordance with the Site Plan Control By-law.

6.3.76 The following uses will be excluded from Site Plan Control, except where site plan control is required as a condition of approval of a subdivision application, Committee of Adjustment application, consent application, Zoning By-law Amendment Application, or for heritage conservation purposes:

a) Any single-detached or semi-detached dwelling;
b) Any alteration or addition to an existing single-detached or semi-detached dwelling;
c) Any building accessory to any single-detached or semi-detached dwelling;
d) An in-ground or above-ground swimming pool constructed in connection with any single-detached or semi-detached dwelling;
e) Any building or structure used in an agricultural operation, but excluding ancillary Agriculture-related Commercial or Agricultural-related Industrial Uses, On-farm Diversified Uses, Agri-tourism Uses, nurseries or commercial greenhouses;
f) Any public works undertaken by any government authority, at the discretion of the Town;
g) Any conservation and forestry development; and
h) Any pit or quarry excavation as defined in the *Aggregate Resources Act.*

6.3.77 Within the ORMCPA, the uses listed in Sections 6.2.103 will be subject to Site Plan Control in accordance with the relevant policies of the ORMCP in this Plan. In addition, within the ORMCPA, all active recreational uses will be subject to Site Plan Control.

6.3.78 In order to ensure that the massing and conceptual design of multiple-unit residential buildings and associated facilities are compatible with natural features, adjacent buildings, streets, and public access areas, drawings showing plan, elevation and cross-section views for residential, and mixed-use residential developments containing less than 25 units may be required in the area subject to site plan control pursuant to Section 41(5) of the *Planning Act*. These drawings may be required in all parts of the Town, in the following cases:

a) Where the proposed residential use is being developed adjacent to, or in close proximity to existing or proposed residential uses of a different density or building form; and,

b) Where the development may affect, or require the protection of natural features, either on-site or on lands which are in close proximity to the proposed development.

c) Prior to the Town considering a submission for Site Plan Control, the applicant will meet the requirements of Chapter 6.

Site Alteration and Tree Preservation By-laws

6.3.79 The Town may adopt site alteration by-laws and tree preservation by-laws in conformity with Sections 135 and 142 of the *Municipal Act*, 2001, and/or in accordance with the provisions of the *Oak Ridges Moraine Conservation Act*, 2001. The Town will adopt a Tree Preservation by-law to:

a) Protect and enhance the Town's tree canopy;

b) Protect agricultural hedgerows and heritage trees identified in consultation with the Town;

c) Provide guidelines for tree replacement, where appropriate;

d) Support strong communities and a high quality of life, public and private town-building activities and the built environment; and,

e) Support suitable growing environments for trees and the regulation of the injury and destruction of trees.

6.3.80 A minimum tree canopy cover of 30% will be achieved for parking lots. Appropriate soil volume, drainage, and appropriate technology will be used to ensure the long-term sustainability of these trees. The Town will incorporate these targets into its Green Development Standards, Site Plan Controls, and By-laws, as appropriate.

6.3.81 The planning and development approvals process will give priority to the retention and protection of large, healthy trees over replacement plantings and compensation.

6.3.82 The Town will encourage the planting of native tree species and vegetation that are resilient to climate change and provide high levels of carbon sequestration, subject to the Town's approval.

Land Acquisition and Conveyance of Parkland

6.3.83 The acquisition of parkland to achieve the objectives of the policies of this Plan may occur through purchase, donation, bequest, expropriation, or through conveyance of parkland as provided for under the *Planning Act*.

6.3.84 Land required for park purposes may be acquired through lease agreements with other agencies as well as donations from private individuals or groups.

6.3.85 The Town will require conveyance of parkland as a condition of Development or redevelopment, consent for severance or subdivision proposals in an amount up to:

a) 2% of the land for commercial or industrial purposes;
b) 5% of the land or one hectare for each 300 dwelling units for residential purposes;
c) 5% of the land in all other cases.

6.3.86 Environmental Policy Areas as outlined in this Plan will not be accepted as parkland.

6.3.87 Parks and squares held in private ownership will not be considered part of parkland.

6.3.88 Where conveyance of parkland is required by this Plan, the Town will ensure that the land is suitable for development as a park. The parkland acquired should satisfy the following criteria:

a) The site satisfies the development criteria for the type of park proposed;
b) The lands be dedicated in a condition suitable for parkland development in accordance with the standards of the Town;
c) Park block to have a minimum of 50 metres street frontage and a Lot Frontage calculation formula of 1 metre of frontage for every 100.0 m2 of park space is required;
d) The site is not susceptible to major flooding, poor drainage, erosion, steep slopes or other environmental or physical conditions that would interfere with its potential development or use as an active public recreation area; and,

e) Sites subject to these conditions may be integrated, where possible, into the development of municipal park areas by serving as pedestrian walkways, as part of a linear trail system, as passive recreation areas, or as natural areas.

6.3.89 The Town will work to reduce identified parkland deficiencies, where feasible, by:

a) Conducting further studies to determine which parks have potential for expansion and where such expansion is most desirable;
b) Acquiring additional land to enlarge existing small parks, where appropriate;
c) Acquiring vacant infill sites to create new small parks;
d) Acquiring redundant school properties or parts thereof;
e) Improving the quality and usefulness of existing parks through design and development;
f) Encouraging and working with the local School Boards to upgrade the design and development of some of their open space areas;
g) Developing portions of certain community or regional parks to meet neighbourhood needs;
h) Identifying high priority areas for future park development and for the establishment of urban squares;
i) Enhancing connections between park and open space areas; and
j) Developing an Open Space Strategy, to strategically plan for future park space expansion.

6.3.90 Where conveyance of parkland is required by this Plan, the following will not be accepted by the Town in satisfaction of a requirement to convey parkland under this Plan:

a) Lands that are identified as Environmental Policy Area in this Plan, an approved Secondary Plan, or through an environmental impact study accepted by the Town;
b) Lands that are susceptible to flooding, have poor drainage, erosion issues, extreme slopes or other environmental or physical conditions that would interfere with their potential use as a public park;
c) Lands that are required to accommodate stormwater management facilities;
d) Lands that are deemed to be contaminated in any way:

e) Lands that are used or proposed to be used for utility corridors or other infrastructure incompatible with their use as a public park;

f) Lands that are encumbered by easements or other instruments that would unduly restrict or prohibit public use; and,

g) Lands for trails or active transportation purposes.

6.3.91 Town may require, in lieu of conveyance of land for park purposes, the payment in lieu of parkland equal to the value of any land required to be conveyed in accordance with the provisions of the *Planning Act*. Payment in lieu of conveyance of parkland may be required in the following circumstances:

a) Where the application of the rate of parkland would render the remaining portion of the development site unsuitable or impractical for development;

b) Where the amount of parkland would be insufficient to accommodate the development of a desirable range of recreation facilities;

c) Where existing municipal parkland is available in sufficient quantity and quality to accommodate further development in an area;

d) Where more suitable parcels of land are available for municipal park purposes; and

e) Under other circumstances identified by Council.

6.3.92 The Town will not necessarily obtain parkland or develop community services and facilities in the vicinity of a development associated with a specific payment in lieu of conveyance of parkland. The Town will consolidate all payment received in lieu of conveyance of parkland for park or other public recreational purposes in a special reserve fund and use the funds on a Town wide basis based upon priorities determined by the Town for any purposes permitted under the *Planning Act*.

6.3.93 In order to ensure that archaeological sites are protected, the Town may consider acceptance of archaeological sites under parkland dedication.

Intensification Incentive

6.3.94 The Town will develop and implement, in collaboration with the Region, planning and financial tools, incentives and arrangements to promote and support intensification in urban growth centres, intensification corridors, urban nodes, Major Transit Station Areas, transportation hubs, and other intensification areas identified in the Regional Official Plan, this Plan, and the Metrolinx Regional Transportation Plan.

6.3.95 The Town will work in collaboration with all levels of government to provide incentives to attract high-density employment uses such as government and office buildings, and institutional, cultural, and entertainment facilities to Urban Centres, Corridors, Major Transit Station Areas, transportation hubs, and other intensification areas identified in Regional and the Town Official Plan, and the Metrolinx Regional Transportation Plan.

6.3.96 The Town will encourage and support affordable housing in intensification areas.

Community Benefit Charges

6.3.97 Following the undertaking of a community benefits strategy, the Town may, by by-law, impose community benefits charges against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies.

Major Transit Station Areas

6.3.98 Where a Major Transit Station Area is also within an Urban and/or Neighbourhood Centre, the density and height policies governing Major Transit Station Areas will prevail.

6.3.99 Where Employment Areas are also within or overlap with a Major Transit Station Area, the Town will initiate a study, in accordance with the Region of Peel Official Plan, to support the integration of Employment Areas with non-employment uses to develop vibrant, mixed-use areas, and innovation hubs and help to achieve complete and walkable communities

6.3.100 Where a Town-initiated study of a Major Transit Station Area has not been completed and approved by way of an amendment to the Official Plan, the Town may require the coordination of development applications by way of a Block Plan in accordance with Sections 6.3.16 to 6.3.19 of this Plan, subject to any applicable policies of the overlapping, or other similar approaches to ensure an orderly, coordinated, and phased approach to the provision of infrastructure prior to or coincident with development.

6.3.101 New Major Transit Station Areas may only be identified through a Municipal Comprehensive Review completed by the Region.

6.3.102 Through the implementing Site and Area Specific Policy (or Secondary Plan), and in accordance with the policies of this Plan, Major Transit Station Areas will address the following:

a) The minimum number of people and jobs that will be accommodated within the Major Transit Station Area;
b) The land uses in each station that supports complete communities and the minimum density target prescribed in Chapter 3 and the Region's Official Plan (Table 5).
c) The character of the station area or stop;
d) The minimum density for the Major Transit Station Area;
e) The minimum and/or maximum heights for land uses within the Major Transit Station Area;
f) Direction related to land uses and built form that would adversely impact the ability to meet the minimum density prescribed;
g) The protection of lands that may be required for future enhancement or expansion of transit infrastructure in collaboration with municipal and provincial transit authorities;
h) Land use compatibility and the separation or mitigation of sensitive land uses;
i) The Climate Change policies in Chapter 4.1 of this Plan;
j) The protection and mitigation against natural and human-made hazards in accordance with the Region's Official Plan and the Chapter 4.11 of this Plan;
k) A phasing plan or strategy to ensure infrastructure and services are delivered in a manner that supports complete communities, including open space and accessible public amenities;

l) Strategies to support increased multi-modal access and connectivity;

m) Implementation of the Healthy Development Framework in accordance with the Region of Peel Official Plan;

n) Consideration of site design and urban design elements, high-quality public realm improvements, and built form in accordance with the Design Excellence policies of this Plan; and,

o) A description of the future actions that may be required to implement the Block Plan, which may include Community Improvement Plans, Inclusionary Zoning, Community Planning Permit Systems, Transit Oriented Development Guidelines, financial incentive programs, and other appropriate implementation tools.

6.3.103 The Town will support appropriate intensification and improved multi-modal access and connectivity on lands within close proximity to transit stations and stops as described in this Plan.

6.3.104 Intensification of residential and non-residential development at Centres, Corridors and Major Transit Station Areas, transportation hubs and along rapid transit corridors, will support a higher level of transit service and other sustainable modes, consistent with direction in the latest provincial plans.

6.3.105 Until such time as the Town has established Major Transit Station Area policies in accordance with Section 16(16) of the *Planning Act*, proposed developments within a Major Transit Station Area identified on Schedule Y7 of the Region of Peel's Official Plan will be reviewed with consideration to the objectives of this Plan to ensure the proposed development:

a) Demonstrates how the development will contribute to transit supportive densities that recognizes the character and scale of the surrounding community;

b) Supports a compact urban form that directs the highest intensity transit supportive uses close to the transit station or stop;

c) Provides an interconnected and multi-modal street pattern that encourages walking, cycling or the use of transit and supports mixed use development;

d) Provides an appropriate mix of land uses and amenities that foster vibrant, transit supportive neighbourhoods;

e) Considers the provision of bicycle parking, and where applicable, passenger transfer and commuter pick up/drop off area;

f) Prohibits the establishment of uses that would adversely impact the ability to achieve the minimum density target; and

g) Supports high quality public realm improvements to enhance the Major Transit Station Area.

h) Encourage parking operators at transportation hubs, Major Transit Station Areas and major retail and Employment Areas to provide priority spaces for carpool, car-share vehicles and low or zero emissions vehicles as well as charging infrastructure for electric vehicles.

6.3.106 The Town will work with the Region to develop an inclusionary zoning policy to require the inclusion of affordable housing units in residential buildings or projects in Major Transit Station Areas or Community Planning Permit System areas which is consistent across the Region.

Maintenance and Occupancy By-law

6.3.107 Council may enact a minimum standard of maintenance and occupancy bylaw under the Building Code Act. Such a by-law will help maintain a reasonable standard of building, yard and property maintenance within the Town. The by-law may include regulations addressing unsafe structures, unsafe conditions in yards and unsightly conditions of yards which are out of-character with the surrounding environment.

6.3.108 This by-law is to be administered by the By-law Enforcement Department or other department as determined by Council.

6.3.109 Council reserves the right to retain and revise the provisions of the Maintenance and Occupancy By-law without amendment to this Plan.

6.4 Inclusionary Zoning

Inclusionary zoning is a tool that allows the Town to require affordable housing units to be provided in new development(s) or redevelopment within a Major Transit Station Area or Community Planning Permit System area. The Town will implement Inclusionary Zoning as a mechanism to contribute towards meeting the affordable housing goals.

Policies for inclusionary zoning are required to ensure the provision of affordable housing keeps pace with the growth of new market housing, supporting neighbourhoods across the Town to provide housing options for a full range of incomes and households.

6.4.1 Zoning by-laws for inclusionary zoning, pursuant to the *Planning Act* and in accordance with the policies of this Plan, may be enacted to implement Inclusionary Zoning and the Inclusionary Zoning policies of the Region's Official Plan.

6.4.2 Inclusionary zoning will be used to increase the supply of affordable housing for low to moderate income households, continue to support a diverse range of housing supply and support the development of more inclusive and equitable communities.

6.4.3 To ensure the affordable units secured through inclusionary zoning remain affordable during the affordability period, owners will be required to enter into agreements registered on title which will include requirements for ongoing administration, reporting, and monitoring of the affordable units.

6.4.4 In accordance with the *Planning Act*, Council will adopt a procedure for administration and monitoring outlined in implementation guidelines that will address elements including:

a) Administration during the affordability period of affordable rental units and affordable ownership units (including access plan requirements);
b) Household eligibility;
c) Income eligibility;
d) Marketing;
e) Screening and selection process;
f) Rent increases;
g) Resale process and price increases; and
h) Regular reporting requirements.

6.4.5 The Town will investigate the use of a Community Planning Permit System in all areas throughout the Town for the purpose of implementing Inclusionary Zoning.

6.4.6 Affordable units will be of both ownership as well as rental tenure, and may be managed and operated by the developer, municipal non-profits or private non-profits and charities.

6.4.7 The Town will endeavor to achieve inclusionary zoning targets set by the Region and will prioritize on-site affordable housing units as well as units with two or more bedrooms.

6.4.8 The Town will permit Inclusionary Zoning through zoning by-laws in applicable Major Transit Station Areas and through a Community Planning Permit System that address the following:

a) Establish minimum unit thresholds for inclusionary zoning to apply and a percentage of the gross floor area to be provided as affordable housing considering the unique characteristics and objectives of the Major Transit Station Areas recognizing that the market conditions of some Major Transit Station Areas are stronger than others;

b) Endeavor to achieve a minimum of 10% of the gross floor area or an equivalent percentage of units to be provided as affordable housing where market conditions demonstrate viability, while considering other potential factors to increase land value such as higher height and density and existing or planned infrastructure without the need for additional financial incentives;

c) Ensure rental rates or sale prices of units provided through inclusionary zoning are no greater than what is affordable to moderate income households and consistent with measuring and monitoring undertaken for the Region of Peel regional market area;

d) Establish 2 and 3+ bedroom units as the predominant units provided through Inclusionary Zoning;

e) Exempt or require reduced inclusionary zoning requirements for purpose built rental developments or residential developments which are sold or rented at rates below the moderate affordability threshold;

f) Prioritize affordable units provided through inclusionary zoning to be provided on-site;

g) Require reduced inclusionary zoning requirements for developments proposing units at rates below what is affordable to those with a moderate income; and

h) Consider transitioning and phasing when implementing inclusionary zoning when appropriate based on market and other local conditions.

6.4.9 The Town will collaborate with the Region to:

a) Monitor and report on affordable housing acquired through Inclusionary Zoning;

b) Establish a framework to ensure that the collection of any proceeds from the sale of units above the affordability threshold for moderate income households obtained through Inclusionary Zoning prior to the determined period are returned to local and regional affordable housing initiatives; and,

c) Develop an inclusionary zoning policy to require the inclusion of affordable housing units in residential buildings or projects in Major Transit Station Areas or Community Planning Permit System areas which is consistent across the Region.

6.5 Community Planning Permit Process

6.5.1 The Town may identify one or more areas, as a community planning permit area. A proposed community planning permit area will be designated as such by a community planning permit by-law if approved by Town Council.

6.5.2 An amendment to this Plan will be made to implement any such community planning permit system, and will describe:

a) Proposed community planning permit system area(s);

b) Scope of authority that may be delegated;

c) The Town's goals, objectives and policies for using the CPPS;

d) Types of conditions that may be included in the CPPS by-law;

e) Types of criteria that may be included in the community planning permit by-law by which applications would be evaluated;

f) Additional information requirements to be included in an application, over and above those requirements identified in Schedule 1 of the *Planning Act*'s Regulation;

g) Exemption of any class of development or use of land from the requirements in Schedule 1 of the *Planning Act*'s Regulation; and,

h) Policies relating to the facilities, services, and matters which may be requested in exchange for the height or density which is permitted, or for increases in these heights or densities.

6.5.3 Within an area for which a community planning permit by-law has been enacted, the Town's Zoning By-law will not apply, nor will site plan control if applicable.

6.5.4 If a Community Planning Permit By-law is enacted, the use and development of land must comply with the permitted uses, standards and criteria set out in the Community Planning Permit unless the proposed use or development is expressly exempted from a permit as indicated in the Community Planning Permit By-law.

6.5.5 A Community Planning Permit By-law will:

a) Contain a description of the area to which the by-law applies, which must be within the boundaries of the area identified in the Official Plan;
b) Set out development standards with specified minimum and maximum standards;
c) Set out any internal review for permit decisions;
d) Describe notification procedures for decisions;
e) Set out criteria for determining whether a proposed use or development is permitted;
f) Describe the process for amending development permit agreements;
g) Outline any conditions of approval that may be imposed;
h) Set out the scope of delegated authority, including any limitations; and
i) Include a statement of any exemptions from the requirement for a permit.

6.5.6 Town initiated amendments or an application to amend the Community Planning Permit By-law must be considered in the context of the planned vision for all lands within the area subject to the By-law. An application to amend the Community Planning Permit By-law must be supported by a comprehensive planning rationale within the context of the planned vision for all of the lands within the area subject to the By-law and must include area studies as identified by the Town and a public and community engagement plan involving the Town and the community impacted by the proposed amendment.

6.5.7 Town initiated amendments to the Community Planning Permit By-law will be considered by Council only after the completion of the comprehensive planning rationale has been submitted and the public and a robust community engagement program has been completed.

6.5.8 The Community Planning Permit By-law may require an applicant to enter into and register on title an agreement with the Town to address some or all of the conditions of approval imposed on a Community Planning Permit.

6.5.9 The Community Planning Permit By-law may require the applicant to provide financial security to ensure the satisfaction of any condition imposed on the community planning permit including the details for the provision of community benefits, or cash contribution in lieu thereof, proportionate to and in exchange for the height and/or density being sought.

6.6 Planning Application Processes

Planning and Development Applications

6.6.1 For the purposes of this Plan, the term "planning and development application(s)" will be interpreted to include applications made pursuant to the *Planning Act*, for:

a) Amendment to the Official Plan;
b) Establishment of a new, or amendment to an existing Secondary Plan;
c) Amendment to the Zoning By-law;
d) Site plan approval;
e) Minor variance;
f) Plan of subdivision, including part lot control exemption;
g) Consent for severance;
h) Part lot control; and,
i) Plan of condominium (all categories).

6.6.2 All the relevant policies of this Plan that relate to a planning and development application should be read in their entirety and form the basis for evaluating its conformity with this Plan.

Community Consultation Meeting

6.6.3 Although not required by the *Planning Act*, a community consultation meeting is strongly encouraged and should be held for Official Plan and Zoning By-law amendment applications.

Complete Application Requirements

6.6.4 All information and material required by the *Planning Act* and applicable regulations will be submitted as part of a complete application for an Official Plan amendment, Zoning By-law Amendment, Plan of Subdivision, Site Plan Control, Plan of Condominium or Consent for Severance.

6.6.5 In addition to the prescribed requirements of the *Planning Act*, the Town may require additional information to allow it to properly evaluate an application. Applicants should also refer to the entire Official Plan, which outlines the circumstances under which specific studies are required when seeking development approvals from the Town.

6.6.6 The following studies, information and materials may be required, per the Town's Complete Application Checklist, to be submitted as part of a complete application for an Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, Plan of Condominium, Consent for Severance, and Site Plan Application subject to the requirements of the *Planning Act.*

a) **Plans and Drawings**

- Survey plan and/or scalable concept plan

b) **Reports and Studies**

- Planning Justification Report
- Architectural design plan and/or guidelines or urban design brief
- Neighbourhood concept plan
- Visual impact report
- Sun/Shadow/Pedestrian Level Wind Studies
- Park/open space concept plan or facility fit plan
- Environmental Reports and Studies
- Environmental impact statement and management plan
- Comprehensive broader scale environmental study

- Phase 1 and/or Phase 2 environmental site assessment
- Agricultural impact study/assessment
- Earth science heritage evaluation
- Environmental site assessment
- Sun shadow study
- Wind study
- Climate change adaption planning study
- Community energy and greenhouse gas emissions reduction planning study
- Greenbelt Plan conformity study
- Lake Simcoe Protection Plan conformity study
- Human-made hazards assessment or study, including oil, gas and salt hazards
- Minerals and petroleum resources
- Natural hazard land studies including the delineation of hazard lands
- Niagara Escarpment Plan conformity study
- Oak Ridges Moraine Conservation Plan conformity study
- Wildland fire assessments and related studies
- Landform conservation area study
- Vegetation analysis/tree preservation plan
- Demarcation of physical and stable top-of-bank
- Demarcation of limits of natural heritage systems, ecosystem components, natural hazards and/or areas regulated by a conservation authority
- Mineral Aggregate resource impact study
- Rehabilitation plan

c) **Transportation Reports and Studies**

- Transportation study or traffic impact study
- On-street parking analysis/utilization plan

d) **Engineering Reports and Studies**

- Stormwater management report
- Grading and drainage plan
- Sanitary sewer and water servicing study/functional servicing report
- Hydrogeological impact assessment/water resources study/water balance/budget analysis
- Soil stability or geotechnical report
- Functional servicing report
- Servicing options and feasibility report

- Source water disclosure reports
- Subwatershed study
- Water and wastewater servicing study; and,
- Geotechnical and hydrologic/flood studies

e) **Heritage Reports and Studies**

- Cultural heritage survey
- Conservation Management Plan
- Cultural heritage impact assessment
- Built heritage and cultural heritage landscape assessments
- Archaeological heritage resource assessment

f) **Other Reports and Studies, as required**

- Risk Management Plan
- Landscape Plan
- Urban Design Brief
- Community infrastructure needs evaluations;
- Health assessment, in accordance with the Healthy Development Framework
- Indigenous Consultation Form
- Commercial impact study
- Housing distribution assessment
- Fiscal impact analysis/market study
- Sustainability design brief, and
- Health development assessment study

6.6.7 Noise, Dust, Vibration, Odour and Air Quality Studies may be required at the time of (re)development to determine land use compatibility, appropriate mitigation measures, appropriate design, and minimum separation distances between employment uses and the sensitive land uses, where required. These studies will be subject to peer review at the sole expense of the applicant.

6.6.8 A fiscal impact analysis to the satisfaction of the Town, may be required for development requiring an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision. The fiscal impact analysis will be peer reviewed at the sole cost of the owner/applicant. A fiscal impact analysis will not be required for renovations or minor additions to existing industrial or commercial development, applications proposing ten or fewer residential dwelling units, or applications, for new or expansions of, gravel pits.

6.6.9 In the event that the fiscal impact analysis for a development application indicates a negative impact to the Town's fiscal sustainability then changes to the phasing, design, and financial arrangements of the proposed development may be sought, as appropriate and to the satisfaction of the Town.

6.6.10 Truck parking studies may be required for relevant Secondary Plans, Block Plans or major development proposals.

6.6.11 Through the review process for an application for an Official Plan Amendment, Zoning By-law Amendment, Consent, Draft Plan of Subdivision, Draft Plan of Condominium and/or Site Plan Approval that has been deemed complete, the Town or other review agency may require additional reports, studies and information. The request for additional information, however, will not affect the date the original application was deemed complete.

6.6.12 Where a study has been submitted in support of a development application, and it is determined by the Town that a peer review is required, the peer review shall be coordinated by the Town but at sole expense of the applicant.

6.6.13 Applications for development and site alteration in a wellhead protection area or issue contributing area a source water disclosure report and Section 59 Notice will be submitted as part of a complete application, as required.

6.6.14 As required by the Region of Peel, the Town of Caledon requires a salt management plan as part of a complete application in Wellhead Protection Area B with a vulnerability score of 10, Wellhead Protection area E with a vulnerability score of 9 or greater, and in issue contributing areas for sodium or chloride, where the application of road salt is a significant drinking water threat. Salt management plans will set out mitigation measures to minimize and reduce the use of salt including but not limited to the design of parking lots, roadways and sidewalks to avoid ponding of water, and directing stormwater discharge outside of vulnerable area where possible. Schedule H of this Plan illustrates various source protection policy areas in the Wellhead Protection Areas.

6.6.15 The Town may require Master Environmental Servicing Plans (MESPs) or the equivalent may be required as part of a complete application in all vulnerable areas to avoid locating development infrastructure, stormwater pond discharges and sanitary sewers and related pipes in all vulnerable areas where the infrastructure would be a significant drinking water threat.

6.6.16 Subject to more detailed policies of this Plan, an applicant will be responsible for the costs of any peer review undertaken by the Town of Caledon of any studies submitted by the applicant in support of a planning and development application. The Town of Caledon may enter into an agreement with an applicant to administer peer review and set reasonable controls on peer review costs. The costs of such studies, including any administration fees, will be born by the applicant.

6.6.17 In addition to the information required under Sections 6.3 and in accordance with other relevant and land use specific policies of this Plan, an applicant will be required to submit any other studies, supporting information and material as the Town may determine to be relevant and necessary during the mandatory pre-consultation meeting.

6.6.18 Exemptions and/or modifications to the complete application requirements of this Plan may be granted by the Director of Planning or their designate. Any such exemptions/modifications will be specified in writing during the Mandatory Pre-consultation meeting.

6.6.19 In considering the appropriateness of any such exemptions/modifications described in Section 6.6.18 the Director of Planning, or designate, may take into account relevant factors, such as:

a) Where it has been determined that completion of such studies has occurred for an earlier planning approval;
b) Where the study requirement would result in an unnecessary duplication of effort; or
c) Where the material is not relevant.

6.6.20 All required drawings, reports and technical studies as part of a complete application will be prepared by qualified professional consultants in accordance with established standards, guidelines and/or protocols as deemed acceptable to the Town.

6.6.21 An application for an Official Plan amendment, Zoning By-law amendment, Plan of Subdivision or Plan of Condominium will be considered complete under the *Planning Act* only when all of the following items have been provided to the Town:

a) A completed, dated and signed application form, including any required authorization(s);
b) Any information or material prescribed by statute;
c) All complete application material required by the Town pursuant to complete application requirements of this Plan;
d) A completed Mandatory Pre-consultation meeting form signed by both the applicant and Town staff; and,
e) The required application fee(s).

6.6.22 An application for consent for severance will be considered complete under the *Planning Act* only when all of the following items have been provided to the Town:

a) A completed, dated and signed application form, including any required authorization(s);
b) Any information or material prescribed by statute;
c) All complete application material required by the Town pursuant to the complete application requirements of this Plan;
d) Documentation that arrangements have been made with respect to posting of the notice of application signage in accordance with the Town's guidelines and regulations; and,
e) The required application fee(s).

Phasing

6.6.23 The Town may phase the release of lands for development purposes in order to:

a) Optimize the costs and benefits of development sequencing alternatives from a municipal and public perspective;
b) Align development with the provision of adequate municipal services;
c) Safeguard and enhance the financial health of the municipality; and,
d) Avoid creating levels of demand for essential services that will reduce service levels below acceptable standards relative to the existing and committed capacities of such services.

6.6.24 The following criteria have been established for collective use as the basis for selecting those individual properties, subdivisions, or groups of properties or subdivisions, which ought to be given priority with respect to all stages of the development approval process:

a) Improving the overall tax base on a net basis, or avoiding decreasing service standards and the imposition of undue increases in taxation;

b) Infilling or rounding out of existing communities, making use of existing underutilized facilities, and expediting the completion of partially completed facilities;

c) The availability and efficiency of piped services from a Town and Region perspective;

d) Availability and efficiency of the transportation system;

e) The ready and economical provision of roadway facilities;

f) The satisfaction of Town and Regional requirements for parkland or community services;

g) Supporting the provision of a housing supply consistent with market demand and with the needs of those who live or work within the Town;

h) The greatest freedom from noise, vibration, air, and water pollution and causing the least adverse impact on the natural environment;

i) Maintaining or helping to achieve acceptable levels of school facilities;

j) Having the least impact on agricultural land and natural spaces, being contiguous to existing development, and not encroaching on large units of undeveloped agricultural lands;

k) Consistency with relevant Official Plan policy, other than the preceding criteria; and,

l) Among developments which are rated relatively evenly on all other criteria, the earliest application date will be favoured.

Mandatory Pre-Consultation

6.6.25 Consultation with the Town will be required prior to the submission of an application for an Official Plan amendment, Zoning By-law amendment, Plan of Subdivision, Plan of Condominium, and Site Plan, in accordance with the Town of Caledon Mandatory Pre-Consultation By-law, as amended, from time to time.

6.6.26 During this consultation, the Town will determine which studies and information are required to evaluate the application. Furthermore, staff will identify those studies that must be submitted at the time of application submission and refer the applicant to any Council-approved terms of reference or guideline to assist in the preparation of such requirements.

6.6.27 Applicants are encouraged to consult with other relevant regulatory agencies prior to attending the Town's Mandatory Pre-Consultation Meeting.

6.6.28 The Town will consult with applicable regulatory agencies, such as the Region and Conservation Authorities, to determine opportunities to develop a co-ordinate/streamlined approach to the Pre-Consultation process.

6.6.29 Applications that require both a Regional Official Plan Amendment and a Town Official Plan Amendment may request a joint pre-consultation meeting between the applicant, the Region and the Town.

6.6.30 The Town of Caledon will consult with the Region to determine the scope of requirements to support an application for an amendment to the Region's Official Plan.

6.6.31 Within areas subject to the Niagara Escarpment Plan, applicants are encouraged to consult with the Niagara Escarpment Commission to discuss permitted uses, development criteria and submission requirements, prior to making an application to the NEC.

6.7 Community Improvement Plans

6.7.1 The Town may designate Community Improvement Project Areas, adopt Community Improvement Plans, or otherwise exercise its authority under Section 28 of the *Planning Act* within any area of the Town to:

a) Identify areas that may benefit from community improvement by adopting Community Improvement Project Areas and Community Improvement Plans.

b) Support projects and programs that encourage placemaking, including improvements to the built, natural and social environments.

c) Maintain, enhance or facilitate the viability of mixed-use, commercial, residential and employment areas within the Town.

d) Address housing issues that may be particular to one community or Town-wide, including the development of affordable home ownership and rental housing.

e) Encourage private initiatives to rehabilitate, restore, or redevelop property, while supporting the conservation, restoration, adaptive reuse and improvement of cultural heritage resources.

f) Encourage and support climate change adaptation and mitigation measures, including carbon reduction measures in development, redevelopment and built form that align with the climate change goals, objectives and priorities of the Town and this Plan.

g) Promote on-farm diversified uses, agriculture-related uses or other measures to promote revitalization and economic activity in the Agricultural and Rural Areas of the Town, in accordance with permitted uses in this Plan.

h) Continue to improve the Town's physical, social and recreational facilities and services in a co-ordinated manner that may reflect localized or Town-wide issues, while recognizing the Town's priorities and financial resources.

i) Prioritize the improvement and make efficient use of public infrastructure, public services and utilities.

6.7.2 The Town may implement the community improvement objectives of this Plan by:

a) Participating in available provincial, regional or other funding programs or opportunities to assist in the implementation of a Community Improvement Plan.

b) Encouraging participation of the private sector in the implementation of a Community Improvement Plan, including infilling and redevelopment policies.

c) Supporting and encouraging the participation of local community groups, service clubs and other public organizations in the implementation of the Community Improvement Plan.

d) Improving, acquiring or disposing of land and buildings in a designated Community Improvement Project Area.

e) Applying the Ontario Heritage Act to support the conservation of historic or architecturally significant buildings and the use of funding programs under the Act.

f) Undertaking regular performance review and monitoring of community improvement Project Areas or Community Improvement Plans and update as needed.

6.7.3 Prior to adopting a Community Improvement Plan, Council will be satisfied that it can reasonably finance the Town's share of costs in its implementation.

6.8 Parks and Recreation

6.8.1 Except for lands subject to the Niagara Escarpment Plan, lands designated Open Space will be zoned in a separate classification in the implementing Zoning By-law.

6.8.2 For lands subject to the Niagara Escarpment Plan, the Town's policies will be implemented through the Niagara Escarpment Development Control process, as appropriate.

6.8.3 Where lands in public ownership are currently being used, or are proposed to be used for recreational uses, including related facilities, operations and programs, the Town encourages:

a) The preparation and implementation of Master Plans, or comparable documents, for these lands;

b) Master Plans should be prepared through a collaborative process, involving landowners, the Town and other relevant agencies and organizations; and,

c) Master Plans will be prepared under and conform to the applicable policies of this Plan.

6.8.4 Where publicly owned lands which are designated Open Space are sold or otherwise disposed of by the Town, such lands will be redesignated through an amendment to this Plan and the implementing Zoning By-law to permit such uses as may be anticipated or proposed for the lands.

6.8.5 Where publicly owned lands which are designated Open Space are sold or otherwise disposed of, and are to be used for recreational development or uses not existing at the time of the disposal of the lands, the proposed recreational use(s) will be:

a) Recognized as new development;
b) Required to conform to the policies of this Plan;
c) Complete appropriate environmental investigations and studies, and/or through specific implementation requirements, as determined jointly by the Town and other relevant agencies.

6.9 Design Excellence Implementation Policies

6.9.1 The Town will employ all relevant municipal development controls to achieve a consistently high standard of site, building and landscape design. The Design Excellence policies of this Plan, further described in Chapter 4, will be implemented by:

a) Ensuring that the Town of Caledon Comprehensive Zoning By-law is regularly reviewed and amended to include standards that reflect the design objectives and policies of this Plan.
b) Updating the Town of Caledon Comprehensive Town-wide Design Guidelines and to include appropriate urban design policies for employment uses.
c) The preparation by landowners, or by the Town, Design Guidelines specific to key focal points in the Town that are in keeping and build upon the general design excellence policies this Plan.
d) The establishment by Town Council of a Design Review Panel to assist in the review of development and redevelopment applications within the Town's existing and planned neighbourhoods, Major Transit Station Areas, Secondary Plan Areas and Design Guidelines, to ensure high quality urban design.
e) Ensuring that the Town's engineering standards are regularly refined to reflect the objectives and policies of this Plan and any Council- adopted Design Guidelines.
f) Ensuring that the Town's Site Plan Control Manual sets out the minimum requirements of the Town in a clear and concise manner.

g) Ensuring that all public works decisions generally conform with this Plan and Town approved Design Guidelines.

h) Developing a Town-wide green development standards or guidelines and associated performance metrics and apply the standards to development applications.

i) Utilizing Architectural Control in greenfield areas, where appropriate, to detail proposed building designs and materials, avoid repetitive building forms along residential streets, ensure priority lots such as corners have lot specific building designs, and ensure that garage impact on streetscapes is mitigated.

Design Guidelines

6.9.2 The Town may require the preparation of more detailed Design Guidelines for selected areas within Caledon. In addition, Town-wide Design Guidelines will be prepared where new or reviews of existing Secondary Plans and/or Block Plans are undertaken. Design Guidelines will be adopted by Council and then will be employed in the design and construction of all public projects and the evaluation of all development applications.

6.9.3 In areas where Design Guidelines have been adopted by Council, all development applications will be evaluated to determine the extent to which the application achieves the Design Excellence policies of this Plan and the relevant Council-adopted Design Guidelines.

6.9.4 Council may require the preparation of area-specific Design Guidelines as part of the consideration of major development proposals or the preparation of area-specific studies.

6.9.5 For residential subdivision and condominium plans, and site plan applications, the Town will require, prior to final approval, the preparation of Community Design Guidelines for the subdivision plan, to establish the area's vision, structure and design principles and to guide the overall character of the proposed subdivision through design features such as street light design, sidewalk materials and location, perimeter fencing, laneways, community mailbox locations, and/or facilities, gateway or entrance features, street tree planting in the public right-of-way. The development, subdivision or site plan agreement will provide for the implementation of the Community Design Guidelines and architectural control.

6.9.6 Urban Design Guidelines and/or Architectural Control statements prepared in accordance with Section 6.9.5 will be prepared by an urban design consultant with experience in similar design guidance or a control architect.

6.9.7 As a condition of subdivision or site plan approval for all other development, the Town may require that applicants retain an urban design consultant to formulate an urban design brief, or architectural design guidance statement as appropriate, to be submitted to and approved by the Town prior to final approval of any subdivision application or site plan approval for any consistent with the Design Excellence Policies of this Plan and Town-wide design guidelines. The urban design brief or architectural design guidance statement will guide:

a) The desired siting of the building;
b) Architectural design elements and materials;
c) The design of identified special lots; and,
d) The design review process.

6.9.8 The Town will also require as a condition of draft plan of subdivision approval or site plan approval, design review by an urban design consultant or architect with experience in design guidance or a control architect by the Town prior to the issuance of construction permits for each building to ensure that the intent of the Design Guidelines is secured.

6.10 Monitoring and Interpretation

Monitoring

6.10.1 Development within the Town will be monitored on a regular basis to ensure that the Principles, Strategic Direction, Goals, Objectives, and policies are being achieved, including such matters as:

a) The Natural Heritage System including;
b) Ecosystem integrity;
c) Water resources;
d) Available water and sewer capacity;
e) Residential and non-residential densities;
f) Housing production, including mix, additional residential units, range, and tenure;

g) Supply of draft approved and registered lots;
h) Population and employment forecasts and allocations;
i) Percentage of the work force living and working within the Town;
j) Geographic equity in service provision;
k) Commercial expenditure patterns, particularly outflow dollars; and,
l) Conformity to the sustainability objectives and policies in this Plan.

6.10.2 The Town will develop a system for tracking and monitoring Employment Area land supply and demand data and building on existing baseline data to assist with longer-term planning and land-needs forecasting.

6.10.3 The Town will track the following key employment land supply and demand attributes:

a) Historical land absorption on Employment Area lands by location, sector and size;
b) Employment Area land supply (i.e., serviced, serviceable and constrained); and
c) Forecast Employment Area land absorption against actual land absorption in Employment Areas.
d) Track development enquires and potential issues with the policies in this Plan to ensure the effectiveness of the Official Plan in accommodating employment growth

6.10.4 The Town will endeavour to undertake a comprehensive update to the Employment Study every ten years at minimum.

6.10.5 A Town-wide Environmental Monitoring Program will be developed and implemented to assess the effectiveness of the policies, decisions, and programs in meeting the objectives of the Natural Heritage System and the Forest Management Plan. Potential metrics that may be evaluated include total forest cover, total hectares of lands protected, and an inventory of species at risk.

6.10.6 The Town will establish, monitor, and report on relevant climate action indicators from the Climate Change Action Plan and other Town plans, and will update these and Official Plan policies periodically, based on performance.

6.10.7 The Town will include preliminary indicators and a monitoring and performance framework in this Official Plan, including, but not limited to:

a) Climate Change Action Plan related investment;
b) The reliability and availability of diverse energy, water, and transportation services available to Caledon's residents and businesses; and
c) Energy and water use and greenhouse gas emissions

6.10.8 The Town will monitor, jointly with the Region and aggregate resource extraction operations within the Region to determine their social, economic, and environmental impacts, the cumulative effects of resource extraction, the effects on transportation and road facilities, and the effectiveness of rehabilitation activities.

6.10.9 The Town will monitor, jointly with the Region, the application of the Healthy Development Framework for area local municipal policies, plans, standards, and design guidelines; and applications for planning and development proposals to determine its effectiveness in contributing to healthy communities.

Interpretation

6.10.10 The text, tables, Schedules, and Figures together form this Plan, and should be read together, and not considered in isolation.

6.10.11 The boundaries of the land use designations on the Land Use Schedules will be considered approximate, except where they coincide with roads, railways, lot and concession lines, major watercourses, or other definitive physical features. Where the general intent of the Plan is maintained, minor land use boundary adjustments will not require an amendment to this Plan. Any change to a settlement boundary will require a Municipal Comprehensive Review undertaken by the Region, and for those Settlements within the Area of the Niagara Escarpment Plan, an amendment to the Niagara Escarpment Plan.

Interpreting Boundaries

6.10.12 The boundaries of the Niagara Escarpment Plan Area as identified on Schedule A3 of the Town of Caledon Official Plan are fixed and can be changed only by an amendment to the Niagara Escarpment Plan. The internal boundaries between designations identified on the maps to the Niagara Escarpment Plan, as illustrated in Appendix I, are less definite except where they are formed by such facilities as roads, railways and electrical transmission lines. These internal boundaries are not intended to be site-specific and should not be used for accurate measurement. The exact delineation of designations and boundaries on specific sites will be done on a case-by-case basis by the Niagara Escarpment Commission through the application of the designation criteria, utilizing the most up-to-date information available and site inspections. Such designation boundary interpretations will not require an amendment to this Plan or the Niagara Escarpment Plan.

Oak Ridges Moraine Conservation Plan

6.10.13 The internal boundaries of the Oak Ridges Moraine Conservation Plan land use designations, as delineated on Schedule A3, have been further defined by the Town of Caledon in accordance with the applicable provisions of the Oak Ridges Moraine Conservation Plan. No further amendments to the Oak Ridges Moraine Conservation Plan land use designations on Schedule B will be considered until the time of the ten (10) year review of the Oak Ridges Moraine Conservation Plan.

6.10.14 The boundary of the Lake Simcoe Protection Plan is the Lake Simcoe watershed boundary as defined in Section 2 of the *Lake Simcoe Protection Act*, 2008.

6.10.15 Key Natural Heritage and Key Hydrologic Features have been defined in the text of this Plan as Environmental Policy Areas, and known features identified through current municipal mapping methodologies have been identified on the Schedules to this Plan. The detailed delineation of these features, whether identified in this Plan or meeting established criteria, can be undertaken at the time the Town deals with applications for development under the *Planning Act* or *Condominium Act*, 1998, or via a municipal zoning by-law update.

Conflict

6.10.16 The Niagara Escarpment Plan and The Town of Caledon Official Plan both contain policies which regulate land use, growth, and development within the Niagara Escarpment Plan Area. The policies of both plans apply to lands within the Niagara Escarpment Plan Area and in the case of a conflict between the policies of the two plans, the more restrictive policies will apply.

6.10.17 In the case of a conflict between the policies of this Plan and the ORMCP, the policies of the Oak Ridges Moraine Conservation Plan prevail. Where the policies of this Plan are more restrictive than the Oak Ridges Moraine Conservation Plan, they will not be considered to be in conflict with the Oak Ridges Moraine Conservation Plan and the more restrictive provisions will prevail.

6.10.18 Where there is a conflict between a provision of the Lake Simcoe Protection Plan and a provision in another Provincial Plan or policy, the provision that provides the greatest protection to the ecological health of the Lake Simcoe Watershed prevails.

6.10.19 In the case of a conflict between the policies of this Plan and the Greenbelt Plan, the policies of the Greenbelt Plan prevail.

Glossary

Explanatory Note: All definitions as set out in Provincial Policy and the Region of Peel Official Plan are applicable to the Town Official Plan.

15 Minute Neighbourhoods: Also known as complete communities, are communities where residents should be able to access their basic needs of food, healthcare, work, green space, within a 15-minute commute from their home. Also see Complete Communities definition.

Accessibility: Accessibility refers to the design of products, devices, services, or environments for people who experience disabilities. Ontario has laws to improve accessibility for people with disabilities, including the Accessibility for Ontarians with Disabilities Act (AODA), the Ontario Human Rights Code, and the Ontario Building Code.

Accessory: Shall mean,

a) As defined in the Niagara Escarpment Plan.
b) With regards to employment lands, uses that primarily serve the business functions on site.

Accessory Facility: As defined in the Niagara Escarpment Plan.

Accessory Use: The use of any land, detached building, structure or facility that is incidental, subordinate in size and exclusively devoted to the principal use, building or structure located on the same lot.

Accessible Transportation: As defined in the Region of Peel Official Plan.

Active Aging: The process of optimizing opportunities for health, participation and security in order to enhance quality of life as people age.

Active Recreation: Activity characterized by the need for special facilities, such as golf courses, tennis courts and recreation theme parks, which usually require large scale modification of the land surface, often accompanied by the introduction of buildings and structures.

Active Transportation: As defined in the Provincial Policy Statement (PPS) 2020, as amended.

Adaptive Environmental Management: An iterative and systematic framework for designing and implementing an environmental monitoring program, quantifying the effects of land use change on the natural environment, evaluating the effectiveness of environmental management and mitigation practices and identifying the need for continual improvement of practices/policies in order to meet established objectives, improve knowledge and support decision making.

Additional Residential Units: As defined by the Region of Peel Official Plan.

Adjacent Lands:

a) Within the ORMCPA, all lands within the ORMCP Minimum Area of Influence, and those lands described in subsections b) ii) and c) of this definition.
b) Within the Greenbelt Plan Protected Countryside, all lands within 120 metres of a Key Natural Heritage Feature within the Natural Heritage System and all lands within 120 metres of a Key Hydrologic Feature anywhere within Protected Countryside, and those lands described in subsections c) ii) and d) of this definition; or,
c) In relation to wetlands:
    i. Those lands within 120 metres of an individual wetland area; and,
    ii. All lands connecting individual wetland areas within a wetland complex.
d) As defined in the Provincial Policy Statement (PPS) 2020, as amended.
e) In all other environmental instances:
    i. Lands abutting Environmental Policy Area;
    ii. Lands which include Supportive Natural Systems and Natural Linkages contiguous to Environmental Policy Area; and,
    iii. Lands having a probable functional relationship with Environmental Policy Area.
f) In regards to Cultural Heritage Resources.

Adverse Effects: As defined in the Provincial Policy Statement (PPS) 2020, as amended.

Affordable: As defined in A Place to Grow, Growth Plan for the Greater Golden Horseshoe, 2020, as amended.

Affordable Housing Assessment: As defined in Table 4 of the Region of Peel Official Plan.

Age-Friendly: In an age-friendly community, the policies, services and structures related to the physical and social environment are designed to help older adults "age actively." In other words, the community is set up to help older adults live safely, enjoy good health and stay involved.

Ageing-in-place: Having the health, social supports and services you need to live safely and independently in your home or your community for as long as you wish and are able.

Agricultural Condition: As defined in the Provincial Policy Statement (PPS) 2020, as amended.

Agri-food Network: As defined in the Provincial Policy Statement (PPS) 2020, as amended.

Agri-tourism Uses: As defined in the Provincial Policy Statement (PPS) 2020, as amended.

Agricultural Impact Assessment: As defined in the Region of Peel Official Plan.

Agricultural System: As defined in the Region of Peel Official Plan.

Agricultural Uses, shall mean the growing of crops, including nursery, cannabis and industrial hemp, biomass, and horticultural crops; the breeding, care and/or raising of livestock including horses and bees; raising of other animals for food, fur or fibre, including poultry and fish and the selling of such stock or the product of such stock; aquaculture; apiaries; agro-forestry and the sale of related products including fuel wood, Christmas trees, and maple products; but excluding the retail sale of cannabis-based and industrial hemp-based or derived products; and associated on- farm structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, a farm dwelling and accommodation for full-time farm labour when the size and nature of the operation requires additional employment. Cannabis-related uses and industrial hemp-related uses, excluding the outdoor cultivation of cannabis or industrial hemp, in all agricultural and rural areas shall be considered High Impact Agricultural Uses.

***Agricultural Uses**, shall mean

a) Growing crops, including nursery, cannabis and industrial hemp, and horticultural crops;
b) Raising livestock and other animals, including poultry and fish, for food and fur;
c) Aquaculture; and
d) Agro-forestry and maple syrup production
Cannabis-related uses and industrial hemp-related uses, excluding the outdoor cultivation of cannabis or industrial hemp, in all agricultural and rural areas shall be considered High Impact Agricultural Uses.

Agriculture-related Commercial or Agriculture-related Industrial Uses, shall mean uses directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity. These include, but are not limited to, the use of land and/or buildings or structures for the manufacturing, processing, storage, wholesale and/or retail sales of such goods as farm machinery, farm equipment, tools, consumables, agricultural by-products and sub-surface drainage materials. Examples include, but are not limited to grain drying, cold storage facilities, custom spraying and abattoirs, farm cideries, farm distilleries, farm microbreweries and farm wineries. But excluding cannabis-related uses and industrial hemp-related uses not associated with outdoor cultivation and the retail sale of cannabis-based and industrial hemp-based or derived productions.

Agricultural-related Uses: As defined in the Provincial Policy Statement (PPS) 2020, as amended.

Aquaculture: The breeding or husbandry of fish as a commercial venture for human consumption, in accordance with the policies of the Ontario Fish and Wildlife Conservation Act, and any regulations made under the Act.

Aquifer: As defined in the Credit Valley-Toronto and Region-Central Lake Ontario (CTC) Source Protection Plan 2019, as amended.

Archaeological Resources: Shall mean,

a) As defined in the Region of Peel Official Plan; and
b) As defined in the Provincial Policy Statement (PPS) 2020, as amended.

Areas of Archaeological Potential: As defined in the Provincial Policy Statement (PPS) 2020, as amended.

Areas of Mineral Potential: As defined in the Provincial Policy Statement (PPS) 2020, as amended.

Areas of Natural and Scientific Interest (ANSI): Areas of land and water containing natural landscapes or features which the Province has identified as having life science or earth science values related to protection, scientific study or education. Life Science ANSIs are ANSIs identified by the Province for their biotic attributes. Earth Science ANSIs are ANSIs identified by the Province for their geologic attributes.

Bona Fide Farmer: An individual actively engaged in a viable farm operation in the Town of Caledon and who shall have owned, actively worked and resided on the subject farm operation for a substantial number of years.

Buffer: As defined in the Region of Peel Official Plan

Built Heritage Resources: As defined in the Provincial Policy Statement (PPS) 2020, as amended.

Commercial Greenhouse: A building or structure used for the growing of flowers, plants, shrubs, trees and similar vegetation indoors which are not required to be transplanted outdoors on the same lot containing such building or structure, but are sold directly from such lot at wholesale or retail.

Community Infrastructure: Lands, buildings and structures that support the quality of life for people and communities by providing public services for health, education, recreation, socio-cultural activities, security and safety, and affordable housing.

Community Services: All municipal indoor recreation facilities and programs that contribute to the physical, social, and economic wellbeing of the Municipality and enhance the overall quality of life for the its residents.

Comprehensive Rehabilitation: As defined in the Provincial Policy Statement (PPS) 2020, as amended.

Compatible: Where a distinct building, addition, structure, activity or use blends, conforms or is harmonious with: a) adjacent structures; b) land uses; c) communities; and d) within the Niagara Escarpment Plan Area, the Escarpment environment.

Complete Communities: Communities that meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, and community infrastructure including affordable housing, schools, recreation and open space for their residents. Convenient access to public transportation and options for safe, nonmotorized travel is also provided. See also, 15-minute community.

Conservation:

a) In an ecological context, means the wise management of the environment in a way that will maintain, restore, enhance and protect its quality and quantity for sustained benefit to humans and the environment.
b) In a cultural heritage context, means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

Contaminant Management Plan: As defined in the Region of Peel Official Plan.

Contaminated Sites: As defined in the Region of Peel Official Plan.

Contextual Landscape: An ensemble of cultural and natural elements of significance to the setting of a built heritage resource.

Core Fishery Resource Area: All Cold Water Streams, Potential Cold Water Streams and Warm Water Streams, as identified and defined in the Town Of Caledon Environmental Background Study, May 1993, or other Fishery Resource Areas identified for protection as Natural Corridors through an approved study.

Creative Industries: Industries which have their origin in individual creativity, skill and talent and which have a potential for wealth and job creation through the generation and exploitation of intellectual property. Examples of these industries include architecture, design, publishing, television, radio and games software development.

Cultural Heritage Character Area: A defined geographical area modified by human activity consisting of landscapes and/or groupings of buildings or structures of heritage value that may not merit designation under the Ontario Heritage Act but that merit special conservation efforts. Such areas can include mill sites, Hamlets, neighbourhoods and Natural Areas.

Cultural Heritage Landscape: As defined in the Provincial Policy Statement (PPS) 2020, as amended.

Cultural Heritage Resources: As defined in A Place to Grow, Growth Plan for the Greater Golden Horseshoe, 2020, as amended.

Cultural Savannahs: As defined in the Region of Peel Official Plan.

Cultural Woodlands: As defined in the Region of Peel Official Plan.

Cumulative Effects Assessment: The assessment of cumulative environment effects associated with a proposed change in land use.

Cumulative Environmental Effects: The incremental effect of an action when added to other past, present, and foreseeable future actions. These changes are characterized by being collectively significant over time and space, by occurring frequently in time or densely in space, and by combining additively or synergistically.

Deep Overburden: Means a depth of overburden 30 metres or greater between the surface and bedrock.

Designated Vulnerable Area: As defined in the Provincial Policy Statement (PPS) 2020, as amended.

Dry Swales: Include dry lowlands, kettle depressions and landscape features which form important local water run-off collection pathways and recharge zones to the groundwater table.

Early Successional Habitat: As defined in the Region of Peel Official Plan.

Ecological Features: As defined in the Oak Ridges Moraine Conservation Plan (ORMCP) 2017, as amended, and intended to only apply to those provisions of this Plan that are specifically derived from the ORMCP.

Ecological Functions: As defined in the Region of Peel Official Plan.

Ecological Goods and Services (EG&S): As defined in the Region of Peel Official Plan.

Ecological Integrity: As defined in the Region of Peel Official Plan.

Ecological Value: As defined in A Place to Grow, Growth Plan for the Greater Golden Horseshoe, 2020, as amended.

Employment Area: As defined in the Provincial Policy Statement (PPS) 2020, as amended.

Endangered Species: As defined in the Provincial Policy Statement (PPS) 2020, as amended.

Environmental Impact Study: A study prepared in accordance with established procedures, to identify and assess the impacts of development on a specified ecosystem form, function and integrity.

Environmental Management Plan: A plan prepared in accordance with established procedures, which provides for the protection, maintenance, enhancement and restoration of specified ecosystem forms or functions.

Environmental Performance Measures: A description of a desired end state or level of performance with respect to specified ecosystem forms, functions and attributes.

Environmental Policy Area: All Natural Core Areas and Natural Corridors within the Town of Caledon, as outlined in Appendix A of this Plan.

Environmentally Sensitive or Significant Areas: As defined in the Region of Peel Official Plan

Existing Development/Uses: Development or uses of land which existed at the time that the Current Official Plan was adopted (insert date of approval).

Existing Lot of Record: A lot held under distinct and separate ownership from all abutting lots as shown by a registered conveyance in the records of the Land Registry Office at the time of the approval of the Town of Caledon Official Plan by the Government of Ontario or lots created in conformity with the provisions of the Town of Caledon Official Plan since June 1st, 1979.

Fairground: An agricultural fairground where farm produce, equipment, vehicles and livestock are displayed for judging and/or sale, livestock shows, other farm related shows and shall include crop demonstration farm plots, and conservation and educational demonstrations related to agriculture. Sports events, a midway, and auctions, are permitted as accessory uses to the agricultural fairground uses described above.

Farm-Based Home Industries: A use that is limited in area and located on and subordinate or incidental to a permitted farm operation with limited retailing of products created in whole or in part in an accessory building to a single-detached dwelling performed by one or more residents of the property and may include, but are not limited to: a carpentry shop; a craft shop; a metal working shop; a repair shop; a plumbing shop; an electrical shop; a welding shop; a woodworking shop; a blacksmith; a building for the indoor storage of school buses, snowmobiles, or a similar use, but shall not include an auto repair shop or vehicle paint shop, cannabis-related uses or industrial hemp-related uses.

Farm Cluster Envelope: The area containing the principle farm residence, second dwelling for farm help or accessory residences, barns and other outbuildings in support of the farm operation on a property actively involved in farming.

Farm Distillery: Buildings or structures used for the processing of ingredients for the production of spirits, including, the fermentation, production, bottling, aging or storage of such products as an On-farm Diversified Use to a farm operation. The Farm Distillery may include a laboratory, administrative office, hospitality room and retail outlet and if required, must be licenced or authorized under the appropriate Act.

Farm Microbrewery: Buildings or structures used for the processing of ingredients for the production of beer, including, the fermentation, production, bottling, aging or storage of such products as an On-farm Diversified Use to a farm operation. The Farm Microbrewery may include a laboratory, administrative office, hospitality room and retail outlet and if required, must be licenced or authorized under the appropriate Act.

Farm Operation: The composite of all parcels of the land base where the predominant activities are agricultural uses; a principal farm residential dwelling; supplementary farm residences required for the farm operation; barns, sheds, silos, manure storage structures and accessory buildings and other structures, which support the farm operation; On-farm Diversified Uses, where they meet the policies of this Plan; and woodlands located on the properties associated with the uses listed above shall be considered as part of the farm operation. The farm operation must have a valid Farm Business Registration Number.

Farm Winery or Cidery: Buildings or structures used for the processing of ingredients in the production of wines or ciders, including, the fermentation, production, bottling, aging or storage of such products as an on-farm diversified use to a farm operation. The winery or cidery may include a laboratory, administrative office, hospitality room and retail outlet and if required, must be licenced or authorized under the appropriate Act.

Fens: Are peatlands characterized by surface layers of poorly to moderately decomposed peat, often with well-decomposed peat near the base. They are covered by a dominant component of sedges, although grasses and reeds may be associated in local pools. Sphagnum is usually subordinate or absent, with the other more exacting mosses being common. Often there is much low to medium height shrub cover and sometimes a sparse layer of trees. The waters and peats are less acid than in bogs of the same areas, and sometimes show somewhat alkaline reactions. Fens usually develop in restricted drainage situations where oxygen saturation is relatively low and mineral supply is restricted. Usually very slow internal drainage occurs through seepage down very low gradient slopes, although sheet surface flow may occur during spring melt or periods of heavy precipitation.

Fish Habitat: The spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which fish depend, directly or indirectly, in order to carry out their life processes as defined in the Fisheries Act.

Fishery Resource Area: Any watercourse or body of water, permanent or intermittent, which sustains, or has the potential to sustain healthy game, forage or fish populations including bait fish, as identified by the Ministry of Natural Resources and Forestry or through an approved study.

Fishery Resource Areas (Other): All fishery resource areas in the Town of Caledon not identified and defined as Core Fishery Resource Area.

Flooding Hazard: As defined in the Provincial Policy Statement (PPS) 2020, as amended.

Floodway (for river and stream systems): As defined in the Provincial Policy Statement (PPS) 2020, as amended.

Forest Management Plan: A plan prepared in accordance with established procedures which provides for the management of forests for the production of wood and wood products and the maintenance protections, restoration and enhancement of ecosystem integrity, including wildlife habitat and water quality and quantity. Forest Management Plans shall adhere to the principles of good forestry practices, as defined in this Official Plan.

Garden Suite: Single-unit, one (1) storey freestanding residential structure containing bathroom and cooking facilities which is equipped for year-round occupancy but shall not include a tourist vehicle, tourist trailer or any trailer. A Garden Suite shall remain accessory to an existing permanent detached dwelling.

Good Forestry Practices: The proper implementation of harvest, renewal and maintenance activities known to be appropriate for the forest and environmental conditions under which it is being applied and which minimize detriments to forest values, including: significant ecosystems, important fish and wildlife habitat, soil and water quality and quantity, forest productivity and health, and the aesthetic and recreational opportunities of the landscape. Good forestry practices include the cutting and removal of hazardous, severely damaged, diseased and insect infested trees which must be removed in order to prevent contamination or infestation of other trees, or which no longer contribute to the achievement of forest values.

Greenland System: As defined in the Region of Peel Official Plan.

Green Building: A building whose design focuses on increasing the efficiency of resource use in the areas of energy, water, and materials while reducing building impacts on human health and the environment during the building's lifecycle, through better siting, design, construction, operation, maintenance, and removal of construction waste.

Green Development Standards (GDS): Voluntary or mandatory measures created by municipalities to encourage design that is environmentally, socially, and economically sustainable. GDS are comprehensive principles to guide development at a level of planning and design that focuses on the community as a whole. These standards are integrated into the planning approvals process, where development applications are asked to meet certain criteria in the GDS.

Green Infrastructure: As defined in the Region of Peel Official Plan.

Greenfield Density Target: As defined in the Region of Peel Official Plan.

Groundwater: Sub-surface water, or water flowing through or stored in the pores, cracks, and crevices in the ground below the water table.

Groundwater Discharge Area: As defined in the Region of Peel Official Plan.

Groundwater Recharge Area: As defined in the Region of Peel Official Plan.

Group Home: A supervised single-housekeeping unit funded wholly or in part by any government and licenced, approved or operated under an agreement with the Province of Ontario under any general or special Act and amendments or replacements thereto, for the accommodation of not less than three (3) and not more than ten (10) residents, exclusive of staff or receiving family, who by reason of their emotional, mental, social, or physical condition or legal status require a twenty four (24) hour supervised group living arrangement for their well-being consistent with their requirements and in compliance with all Municipal By-laws.

For the purpose of this definition, a home with five (5) or more foster children in care at one time shall be considered a group home. For the purpose of this definition, crisis care facilities (short-term temporary accommodation provided for persons in emergency situations) and shelters shall not be included.

Habitat of Endangered, Rare and Threatened Species As defined in the Region of Peel Official Plan.

Half Township Lot: Means the east or west half of a lot in a concession. A half township lot is therefore usually 40 hectares (100 acres), but the exact area may vary from the norm in individual cases. The actual area of the half township lot in question will be used in making calculations in the Palgrave Estate Residential Community Secondary Plan.

Hazardous Lands: As defined in the Provincial Policy Statement (PPS) 2020, as amended.

Hazardous Waste: As defined in Regulation 347 of the Revised Regulations of Ontario, 1990, as amended.

Headwater: As defined in the Region of Peel Official Plan.

Healthy Communities: As defined in the Region of Peel Official Plan.

Heritage Attributes*:* As defined in the Provincial Policy Statement (PPS) 2020, as amended.

Heritage Conservation District: An area of the municipality designated under Part V of the *Ontario Heritage Act* for the purposes of protecting and enhancing the special, collective character of that area.

Heritage Conservation Easement Agreement: A covenant or agreement that may be entered into by the owner of real property and either a municipality or the Ontario Heritage Trust, is registered on title and executed with the primary purpose of preserving, conserving and maintaining a cultural heritage feature or resource, or preventing its destruction, demolition or loss. A heritage conservation easement may be entered into under either Parts II (Section 10) or IV (Section 37) of the *Ontario Heritage Act*.

Heritage Road: A road or portion of road which exhibits physical and historical integrity by retaining characteristics typified by little or no shoulders, unimproved grass ditches and roadside trees. Heritage roads are roads that have not been previously engineered or improved to recent design and construction standards.

High Impact Agricultural Uses: The use of the land, buildings or structures for agricultural uses that because of the intensity or nature of the use have greater potential to impact surrounding uses, the natural environment or servicing. High impact agricultural uses include such uses as largend mixed animal hospitals; large-scale public equestrian centres; fish farms or aquacultural operations; commercial greenhouses; cannabis-related uses, excluding the outdoor cultivation of cannabis; industrial hemp-related uses, excluding the outdoor cultivation of industrial hemp; fur-bearing animal farms; and mushroom farms.

Home Based Business: Any privately operated business which is limited in area, provides a service as an accessory use within a residential dwelling unit or under limited circumstances, an accessory building and is performed by one or more of the permanent residents of that dwelling unit and is compatible with the character of the residential setting or surrounding community. Such occupations may include but not limited to bed and breakfast establishments, professional and consulting services; instructional services; homecraft businesses; distribution sales offices or mail order sales; offices for trades or repair services; and, high technology uses. The incidental promotion and retailing of products specifically created on-site shall be permitted.

Impervious Surface: As defined in the Oak Ridges Moraine Conservation Plan, 2017, as amended.

Inclusionary Zoning: As defined in the Region of Peel Official Plan.

Infill: Housing development in existing residential neighbourhoods within settlements, on vacant or underutilized land.

Infrastructure: As defined in the Provincial Policy Statement (PPS) 2020, as amended.

Intake Protection Zone (IPZ): As defined in the Region of Peel Official Plan.

Integrity: An ecosystem which is in a state where its inherent potential is realized, its condition is stable, its capacity for self-repair when perturbed is preserved, and minimal external support for management is needed.

Intelligent Transportation Systems (ITS): As defined in the Region of Peel Official Plan.

Intermittent Pond: An intermittent wet area with a high seasonal water table (0-0.5 metres below ground level) and periodically covered by shallow water (i.e., spring flooding).

Intrinsic Vulnerability: As defined in the Credit Valley-Toronto and Region-Central Lake Ontario (CTC) Source Protection Plan 2019, as amended.

Invasive Species: As defined in the Region of Peel Official Plan.

Issue Contributing Area (ICA): As defined in the Region of Peel Official Plan.

Kettle Lakes Catchments: As defined as lands adjacent to kettle lakes that, due to their topography and/or geology, provide surface and/or groundwater contributions to the lake that are necessary to maintain the lake's ecological functions, attributes and features.

Key Natural Heritage Feature: As defined in the Oak Ridges Moraine Conservation Plan, 2017, as amended.

Key Hydrologic Features: As defined in the Oak Ridges Moraine Conservation Plan, 2017, as amended.

Landform Conservation Area: As defined in the Oak Ridges Moraine Conservation Plan (ORMCP) 2017, as amended.

Landform Features: As defined in the Oak Ridges Moraine Conservation Plan (ORMCP) 2017, as amended.

Leadership in Energy and Environmental Design (LEED): A universally accepted Green Building Rating System that provides a suite of standards for environmentally sustainable development.

Life Science Areas of Natural and Scientific Interest (ANSIs): As defined in the Growth Plan 2019, as amended.

Linkage: As defined in the Region of Peel Official Plan.

Liquid Industrial Waste: As defined in the Oak Ridges Moraine Conservation Plan (ORMCP) 2017, as amended.

Littoral Zone: As defined in the Region of Peel Official Plan.

Local Food: As defined in the Local Food Act (2013) as amended.

Low Impact Development: As defined in A Place to Grow, Growth Plan for the Greater Golden Horseshoe, 2020, as amended.

Low and Moderate Income Households: As defined in the Provincial Policy Statement (PPS) 2020, as amended.

Major Development: As defined in the Oak Ridges Moraine Conservation Plan, 2017, as amended.

Major Facilities: As defined in the Provincial Policy Statement (PPS) 2020, as amended.

Major Goods Movement Facilities and Corridors: As defined in the Provincial Policy Statement (PPS) 2020, as amended.

Major Road: As defined in the Region of Peel Official Plan.

Maintain: The management of land and water to maintain some identified natural form, process or attribute in a desired condition or state as defined by humans. This may require the disruption of natural succession to prevent changes to the valued natural form, process or attribute.

Major Expansion: With respect to existing development and uses within Environmental Policy Areas, including related facilities, operations and programs, shall mean an enlargement or change in use which is major in proportion to the size, scale or intensity of the development or uses which existed at the date of adoption of Official Plan Amendment 124. Specific quantitative performance standards will be included in the Town of Caledon Comprehensive Zoning By-law, and other appropriate regulatory documents to further refine the interpretation of major expansion.

Major Retail: Major retail uses are large-scale or large-format stand-alone retail stores or retail centres that have the primary purpose of commercial activities.

Major Road: Roadway or street that carries medium to high volumes of *transportation capacity* (relative to its urban or rural context) between *significant* activity nodes or more localized elements of the overall road network. Major roads play a role in the movement of people, by automobile, transit, cycling, and walking, and goods.

Marsh: Means grassy wet area, periodically inundated up to a depth of 2 metres or less with standing or slowly moving water. Surface water level may fluctuate seasonally but water remains within the rooting zone of plants during at least part of the growing season. A marsh may be bordered by peripheral bands of trees and shrubs, but the predominant vegetation consists of a variety of emergent non-woody plants such as rushes, reeds, reed grasses and sedges. Where open water areas occur, a variety of submerged and floating plants flourish.

Minimum Area of Influence: As described in Section 21 of the Oak Ridges Moraine Conservation Plan (ORMCP) 2017, as amended

Minimum Distance Separation Formulae: As defined in the Provincial Policy Statement (PPS) 2020, as amended.

Minimum Net Lot Area: Is the smallest lot size permitted, excluding all land in the subdivision not forming part of the lot and any part of a pond.

Minimum Vegetation Protection Zone: As described in section 21 of the Oak Ridges Moraine Conservation Plan (ORMCP) 2017, as amended

Minor Development: As defined in the Region of Peel Official Plan.

Modal Share: As defined in A Place to Grow, Growth Plan for the Greater Golden Horseshoe, 2020, as amended.

Multimodal Transportation System: As defined in the Provincial Policy Statement (PPS) 2020, as amended.

Natural Core Areas: All features and areas identified as Natural Core Areas on Table 3.1 of this Plan.

Natural Corridors: All features and areas identified as Natural Core Areas on Table 3.1 of this Plan.

Natural Hazards: As defined in the Region of Peel Official Plan.

Natural Heritage System: As defined in the Provincial Policy Statement (PPS) 2020, as amended.

Natural Lake: As defined in the Region of Peel Official Plan.

Natural Linkages: All features and areas identified as Natural Core Areas on Table 3.1 of this Plan.

Natural Self-sustaining Vegetation: As defined in A Place to Grow, Growth Plan for the Greater Golden Horseshoe, 2020, as amended.

Negative Impacts: As defined in the Provincial Policy Statement (PPS) 2020, as amended.

Net density: As defined as the land area proposed to be developed for residential uses, exclusive of public rights- of-way, parks, school sites, and environmental policy.

Net Developable Area: As defined in the Oak Ridges Moraine Conservation Plan (ORMCP) 2017, as amended.

Net Zero: Net-zero refers to a state in which the greenhouse gas emissions amount to zero when considering carbon offsets like renewable energy production.

Normal Farm Practices: As defined in the *Farming and Food Production Protection Act*, 1998, Normal farm practices shall be consistent with the *Nutrient Management Act*, and regulations made under that *Act.*

On-farm Diversified Uses: As defined in the Provincial Policy Statement (PPS) 2020, as amended. On-farm Diversified Uses must be limited in area, compatible with existing uses and must not result in any Adverse Effects. Such On-farm Diversified uses must conform to the general policies this Official Plan. In addition, more detailed Official Plan policies have been OPA226 developed for Farm Wineries and Farm Cideries, Farm Microbreweries, and Farm Distilleries.

One Zone Concept: As defined in the Region of Peel Official Plan.

Passive Recreation: Activity characterized by low intensity outdoor pastimes, such as hiking, snowshoeing, picnicking, bird watching, and photography, requiring minimal modification of the land surface and relatively few if any buildings or structures, such as a trail, benches, boardwalk or gazebo.

Personal or family use: Shall mean a use that is an ordinary and incidental use associated with the normal operation of a household, but does not include uses associated with the carrying out of a business.

Planned Corridors: As defined in the Provincial Policy Statement (PPS) 2020, as amended.

Plantation: As defined in the Region of Peel Official Plan.

Plantation, Young: As defined in the Region of Peel Official Plan.

Pond: A small body of standing water which contains water all year and water depth normally exceeds 1.5 metres. This shall be interpreted to include kettle lakes.

Portable Asphalt Plant: As defined in the Provincial Policy Statement (PPS) 2020, as amended.

Prime Agricultural Area: As defined in the Provincial Policy Statement (PPS) 2020, as amended.

Priority Bus Corridor: As defined in the Region of Peel Official Plan.

Public Realm: The public realm is defined as the publicly owned places and spaces that belong to and are accessible by everyone. These can include municipal streets, lanes, squares, plazas, sidewalks, trails, parks, open spaces, and conservation areas.

Quality and Quantity: With respect to water and water resources, shall mean the measurement of indicators such as: minimum base flow, oxygen levels, suspended solids, temperature, bacteria, nutrients, hazardous contaminants, and hydrologic regime in accordance with policies and guidelines as established by the Province, and other relevant agencies.

Regional Floodline: The line delineating the area subject to flooding under a regional storm event as defined by the appropriate Conservation Authority.

Registry: Shall refer to part 15.1 of the Environmental Protection Act

Rehabilitate: As defined in the Region of Peel Official Plan.

Residence Surplus to a Farming Operation: one of two or more existing and habitable farm residences built prior to 1978 and surplus to the farm, or an existing and habitable farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).

Residential Cluster: As defined as a grouping of five or more non-farm related lots existing as of May 1, 1998, and located along existing local or regional roadways on the same or both sides of the roadways.

Retirement Home: A building in which,

a) Accommodation is provided, mainly for retired persons;
b) Common kitchen and dining facilities are provided for the residents, and;
c) Common lounges, recreation room

Riparian Habitat Zone: Habitat occurring next to lakes and streams that favour plants adapted to high or fluctuating water tables and/or seasonal flooding.

Rural Areas: As defined in the Provincial Policy Statement (PPS) 2020, as amended.

Rural Lands: As defined in the Provincial Policy Statement (PPS) 2020, as amended.

Sand Barrens: As defined in A Place to Grow, Growth Plan for the Greater Golden Horseshoe, 2020, as amended.

Savannah: As defined in A Place to Grow, Growth Plan for the Greater Golden Horseshoe, 2020, as amended.

Secondary Plan: A plan for a specific geographic area of a municipality that has been approved as an amendment to an official plan by an approval authority in accordance with the Planning Act. Such a plan is prepared when there is a need for more specific policies to guide future development approved in an official plan under the *Planning Act*.

Self-Sustaining Vegetation: As defined in the Oak Ridges Moraine Conservation Plan (ORMCP) 2017, as amended.

Sensitive Land Uses: As defined in the Provincial Policy Statement (PPS) 2020.

Settlement Areas: As defined in A Place to Grow, Growth Plan for the Greater Golden Horseshoe, 2020, as amended.

Site Alteration: Activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

Strategic Goods Movement Network: As defined in the Region of Peel Official Plan.

Stormwater: Urban stormwater is rainfall and snowmelt that seeps into the ground or runs off the land into storm sewers, streams and lakes. It may also include runoff from activities such as watering lawns, washing cars and draining pools.

Stormwater Management Pond: A detention basin that temporarily stores or treats collected stormwater run-off and releases it at a controlled rate.

Subsidized Housing: Housing that is a sub-set of affordable housing, sometimes referred to as "assisted", "social" or "rent-geared-to income" housing. It refers to housing units provided under a variety of federal and provincial housing programs by the municipal non-profit housing corporation (Peel Living) and private non-profit and co-operative non-profit housing corporations. It also refers to housing units within the private rental sector, including affordable housing, where rent-geared-to-income subsidy is provided through a rent supplement agreement with the landlord.

Subwatershed: As defined in the Region of Peel Official Plan.

Supportive Housing: As defined in the Region of Peel Official Plan

Supportive Natural Systems: All features and areas identified as Supportive Natural Systems in Table 1 in Appendix A of this Plan.

Surface Catchment Area: As defined in the Oak Ridges Moraine Conservation Plan (ORMCP) 2017, as amended.

Sustainability: Meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainability Checklist: A tool, using measurable criteria/targets relating to the three pillars of sustainability – economic, environmental and social/cultural, developed by the Town of Caledon to evaluate the degree to which development and redevelopment proposals contribute to achieving the sustainability objectives and policies of this Plan.

Sustainability Design Brief: A report, to be submitted as part of a complete development application, which illustrates how a development or redevelopment application addresses the sustainability objectives and policies of this Plan.

Sustainable Development: As defined in the Region of Peel Official Plan.

Swamp: A wooded wetland where standing to gently flowing water occurs seasonally or persists for long periods on the surface. The substratum is usually continually water-logged. The vegetation cover may consist of coniferous or deciduous trees, tall shrubs, herbs, and mosses.

Sustainable: The use of land or a resource without the loss or reduction of ecosystem integrity.

Tallgrass Prairie: As defined in A Place to Grow, Growth Plan for the Greater Golden Horseshoe, 2020, as amended.

Threatened Species: As defined in the Provincial Policy Statement (PPS) 2020, as amended.

Transit-supportive: As defined in the Provincial Policy Statement (PPS) 2020, as amended.

Transportation Demand Management: As defined in the Provincial Policy Statement (PPS) 2020, as amended.

Transportation System: As defined in the Provincial Policy Statement (PPS) 2020, as amended.

Transportation, infrastructure and utilities uses include**:**

a) Public highways;
b) Transit lines, railways and related facilities;
c) Gas and oil pipelines;
d) Sewage and water service systems and lines and stormwater management facilities;
e) Power transmission lines;
f) Telecommunications lines and facilities, including broadcasting towers;
g) Bridges, interchanges, stations, and other structures, above and below ground, that are required for the construction, operation or use of the facilities listed in clauses (a) to (f); and,
h) Rights-of-Way required for the facilities listed in clauses a) to g).

Two Zone Concept: As defined in the Region of Peel Official Plan.

Universal Design: The design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability.

Urban Agriculture: As defined in the Region of Peel Official Plan.

Urban Forest: As defined in the Region of Peel Official Plan.

Urban Growth and development: Development on lands where a broader range of land uses and higher densities can be supported by full municipal water and waster servicing systems.

Value-Added Agricultural Products: Any activity or process such as, but not limited to bagging, packing, packaging, sorting, bundling, pre-cutting, mixing, preserving, baking, cooking, washing, drying etc. that allows farmers to retain ownership and that alters the original farm product or commodity for the purposes of gaining a marketing advantage.

Watershed: As defined by the Provincial Policy Statement (PPS) 2020, as amended.

Watershed Plan: A product of the watershed planning process, which will generally present:

a) Findings of watershed characterization (baseline conditions);
b) Goals, objectives, and directions for protecting water resources and managing activities and resources;
c) Identified issues and impacts;
d) Preferred land use and management scenarios; and
e) Implementation approaches**.**

Wayside Pits and Quarries: As defined in the Provincial Policy Statement (PPS) 2020, as amended.

Wellhead Protection Areas (WHPA): As defined in the Region of Peel Official Plan.

Wetland: As defined in the Provincial Policy Statement (PPS) 2020, as amended.

Wetland Area: A single contiguous wetland which may be composed of one or more wetland types.

Wetlands (Other): All wetlands in the Town of Caledon not identified and defined as Wetland Core Areas.

Wetland Complexes: Two or more individual wetland areas along with their adjacent lands, that are related in a functional manner, and are grouped within a common wetland boundary. The whole complex is evaluated and classified, not its individual wetland area components.

Wetland Core Area: All Wetland Core Areas as identified and defined in the Town of Caledon Environmental Background Study (EBS), May 1993 (and revised EBS Map 10, dated May 1994), other wetlands identified for protection as Natural Core Areas through approved studies and significant wetlands identified in accordance with the Ontario Wetland Evaluation System (OWES) and approved by the Province.

Wildlife Habitat: As defined in the Region of Peel Official Plan.

Woodland Core Area:

a) Within the Oak Ridges Moraine Conservation Plan Area, areas defined and identified as Significant Woodlands in accordance with Oak Ridges Moraine Conservation Plan Technical Paper 7 – Identification and Protection of Significant Woodlands, published by the Province of Ontario in 2007, or any successor thereto;
b) Within and west of the Niagara Escarpment Plan Area, areas meeting one or more of the criteria for Core Woodlands in Table 1 of the Region of Peel Official Plan; or,
c) South and East of the Niagara Escarpment and Oak Ridges Moraine Conservation Plan Areas, areas meeting one or more of the criteria for Core and Natural Areas and Corridors Woodlands in Table 1 of the Region of Peel Official Plan.

Woodlands: As defined in the Region of Peel Official Plan.

Woodlands (Other): All other woodlands within the Town of Caledon that do not meet the definition of Woodland Core Area.

Young plantations or early successional habitat: As may be defined by the Ministry of Natural Resources and Forestry.

Appendix A

Table 1: Natural Heritage System Framework

NATURAL HERITAGE SYSTEM COMPONENT	NATURAL CORE AREAS	NATURAL CORRIDORS	SUPPORTIVE NATURAL SYSTEMS	NATURAL LINKAGES
Woodlands	All Woodland Core Areas		All Other Woodlands	All Other Woodlands
Wetlands	All Wetland Core Areas		All Other Wetlands and all Wetland Adjacent Lands	All Other Wetlands and all Wetland Adjacent Lands
Niagara Escarpment Natural Areas	All NEC Natural Areas			
Niagara Escarpment Protection Areas			All NEC Protection Areas	All NEC Protection Areas
Areas of Natural and Scientific Interest (ANSIs)	All Life Science ANSIs		All Earth Science ANSI's	All Earth Science ANSIs
Environmentally Significant Areas (ESAs)	All ESAs		Potential ESAs	Potential ESAs
Threatened and Endangered Species	All Significant Habitats of Threatened and Endangered Species		All Other Habitats of Threatened and Endangered Species	
Wildlife Habitat	All Significant Wildlife Habitat		All Other Wildlife Habitat	
Fisheries		All Core Fishery Resource Areas	All Other Fishery Resource Areas	All Other Fishery Resource Areas
Valley and Stream Corridors		All Valley and Stream Corridors		
Groundwater Systems			Bedrock Aquifers Surficial Aquifers Recharge Areas Discharge Areas	Recharge Areas Discharge Areas
Native Soils			Productive Soils	Erosion Prone Soils
Natural Slopes				> 15%
Oak Ridges Moraine Key Natural Heritage Features*	All KNHFs and their related MVPZs**	All KNHFs and their related MVPZs**		

NATURAL HERITAGE SYSTEM COMPONENT	NATURAL CORE AREAS	NATURAL CORRIDORS	SUPPORTIVE NATURAL SYSTEMS	NATURAL LINKAGES
Oak Ridges Moraine Key Hydrologic Features*	All KHFs and their related MVPZs**	All KHFs and their related MVPZs**		
Greenbelt Key Natural Heritage Features*	All KNHFs*** and their related VPZs****	All KNHFs*** and their related VPZs****		
Greenbelt Key Hydrologic Features*	All KHFs*** and their related VPZs****	All KHFs*** and their related VPZs****		

Note: Definitions for individual Natural Heritage System components listed above are contained in the Definitions Chapter.

* As located within the Oak Ridges Moraine Conservation Plan Area and defined by the Oak Ridges Moraine Conservation Plan.

** MVPZ refers to the Oak Ridges Moraine Conservation Plan Minimum Vegetation Protection Zone as established on Table XX of this Plan.

*** As located within the Greenbelt Protected Countryside and defined by the Greenbelt Plan, or the Glossary of Terms contained in this Plan, as the case may be.

**** VPZ refers to the Vegetation Protection Zones associated with Greenbelt Key Natural Heritage and Key Hydrologic Features, as determined in accordance with the Greenbelt Plan.

TABLE 2: Water Resources Systems Guidelines

Use/Activity	Area(s)	Site-specific Assessment of the Potential Impact of the Use/Activity on the WHPA	Report on Materials Management Practices	Specific Mitigation/Monitoring Measures
Storage Tank – Underground (not water)	WP10			✓.
Storage Tank – Above-ground (not water)	WP 5 WP10			✓.
Sewage Disposal Systems with Sub-surface Discharge (>4500 litres/day)	WP5 WP10	✓.		✓.
Automobile Service Stations (also includes: gasoline pump island and private gasoline pump island)	WP10			✓.
Vehicle Repair Shops (also includes: a commercial garage, maintenance garage, a vehicle agency, a body shop, an automotive store and a truck terminal)	WP5 and WP10		✓.	✓.
Dry Cleaning or Laundry Plant	WP10		✓.	✓.
Aggregate Extraction (gravel pit, stone quarry, wayside pit)	WP5 and 10	✓.		✓.
Food Processing Plants/Meat Packing or Meat Processing Plant	WP5 and WP10		✓.	✓.
Cemeteries	WP 10	✓.		✓.
Car Washes	WP 5 and WP10		✓.	✓.
Golf Courses (Not including driving ranges or miniature golf courses)	WP 5 and WP 10	✓.		✓.
Horticultural/Commercial Nurseries	WP 5 and WP10	✓.		✓.
Open Storage Area – Wellhead	WP5	✓.	✓.	✓.

Note: The first column lists the use/activity which may be permitted subject to the satisfaction of section 5.1. The second column refers to the part(s) of the wellhead protection area where the use/activity may be considered. The last three columns indicate the nature of the measures that will be required by the Region and the Town to satisfy section 5.1.