FUTURE CALEDON

OUR OFFICIAL PLAN

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

Welcome!

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

Our Vision

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

FUTURE CALEDON

Phase 1

- Vision and Guiding Principles
- Town Structure
- Growth Management Policies
- Natural Environment System and Open Space Policies
- Rural System Policies
- Urban System Policies
- Implementation Policies

Phase 2

- More Intensification and Major Transit Station Area Policies
- Mineral Aggregate Resources Policies
- Truck Parking and Goods Movement Policies
- Bolton Secondary Plan (Review, Update and Consolidation of the Existing Bolton Secondary Plans)
- Bolton Special Policy Area

Phase 3

- More Secondary Plan Reviews
- New Secondary Plans



2024

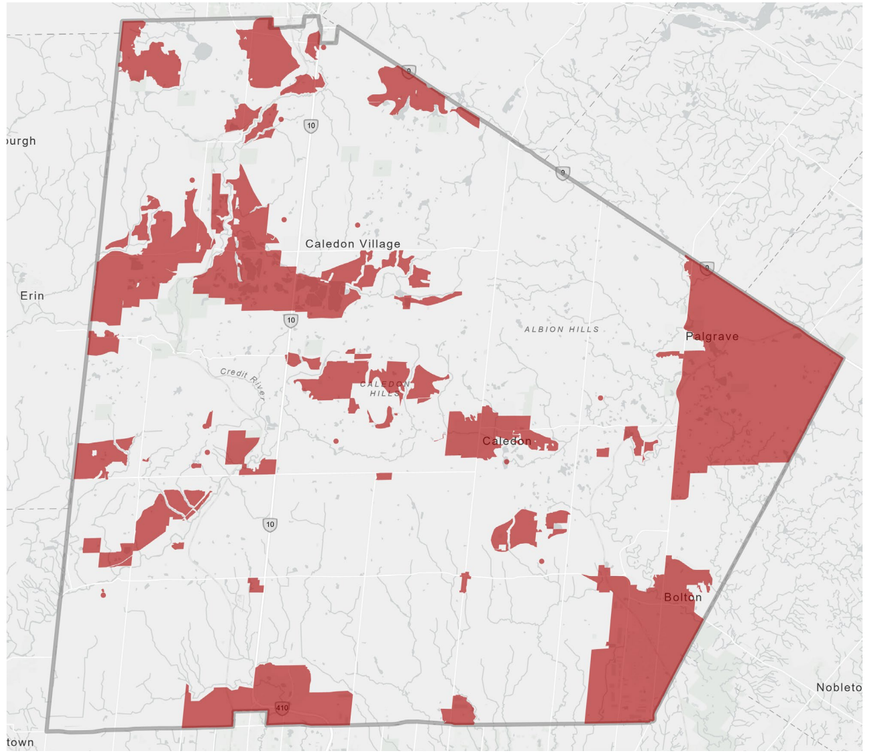
Plan Organization

- Part A, Introduction
- Part B , Managing Growth and Change
- Part C , Town-wide Policies
- Part D , Natural Environment System, Parks and Open Space
- Part E , Rural System
- Part F , Urban System
- Part G , Implementation
- Part H , Site-specific Policies and Secondary Plans



Where Existing Plan Will Remain In Effect

- lands identified as Rural Service Centre on Schedule A1 to the 1978 Official Plan, as amended, including:
  - the Bolton settlement area, including the Downtown Bolton special policy area, and associated secondary plans
  - the Caledon East, Mayfield West, Mayfield West Phase 2, and Snell's Hollow secondary plan areas
- the Tullamore, Palgrave Estate Residential Community, Inglewood Village, Sandhill settlement areas and Victoria Business Park area
- mineral aggregate resources Town-wide, including:
  - lands designated Extractive Industrial Area, lands identified as CHPMARA (i.e., Caledon High Potential Mineral Aggregate Resource Area) or Licensed Pit/Quarry
  - lands identified as sand and gravel or bedrock resource fragments



The 1978 Official Plan, as amended, will continue to apply to the areas identified in red, above. Part B and Part G of the Future Caledon Official Plan will also apply to these areas.

Key Changes From the August 2023 Draft

- Rewritten Natural Environment System policies
- On-farm diversified uses policies
- GTA West/NWGTA Corridor Protection policies and mapping
- Preliminary growth management/phasing policies and revised secondary planning policies
- More clarity on portions of 1978 plan to remain in effect
- Urban forest policies added in Climate Change chapter
- Some major transit station area policies added

Town Structure

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

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



Stay Informed

- Website: https://haveyoursaycaledon.ca/official-plan-review
- Email: opreview@caledon.ca
- Comments are due by March 7, 2024



TOWN OF CALEDON

OFFICIAL PLAN

Schedule B1

Town Structure

Urban System

- Brampton-Caledon Airport
- Future Caledon GO Station
- Downtown Bolton
- Urban Centre
- Neighbourhood Centre
- Urban Corridor
- Knowledge and Innovation Corridor
- Primary Major Transit Station Area
- Urban Area

Rural System

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

Natural Environment System

- Natural Features and Areas

Other Map Elements

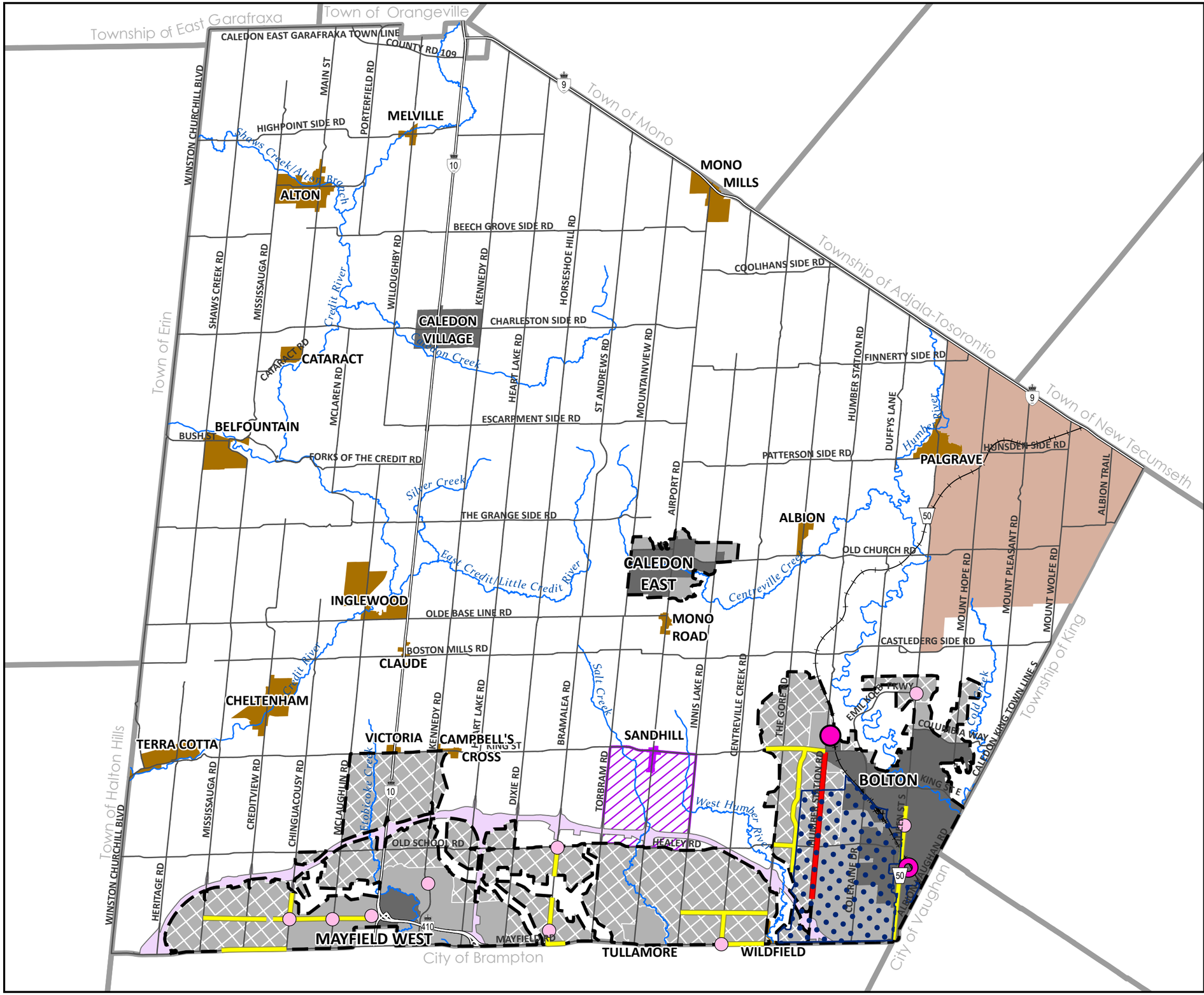
- Caledon Trailway
- Planned Highway 413 Transportation Corridor

0 1 2 3 4 5 km

February 2024

Date of print: 2/12/2024
Sources: Town of Caledon, Regional Municipality of Peel
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TOWN OF CALEDON

OFFICIAL PLAN

Schedule B2

Growth Management

- Urban Centre
- Potential Urban Centre
- Neighbourhood Centre
- Urban Corridor
- Knowledge and Innovation Corridor
- Rural Settlement Area
- Rural Employment Centre
- Delineated Built-up Area
- Designated Greenfield Area
- Palgrave Estate Residential Community
- Regional Urban Boundary
- New Urban Area 2051
- Future Strategic Employment Reserve
- Provincially Significant Employment Zone

Other Map Elements

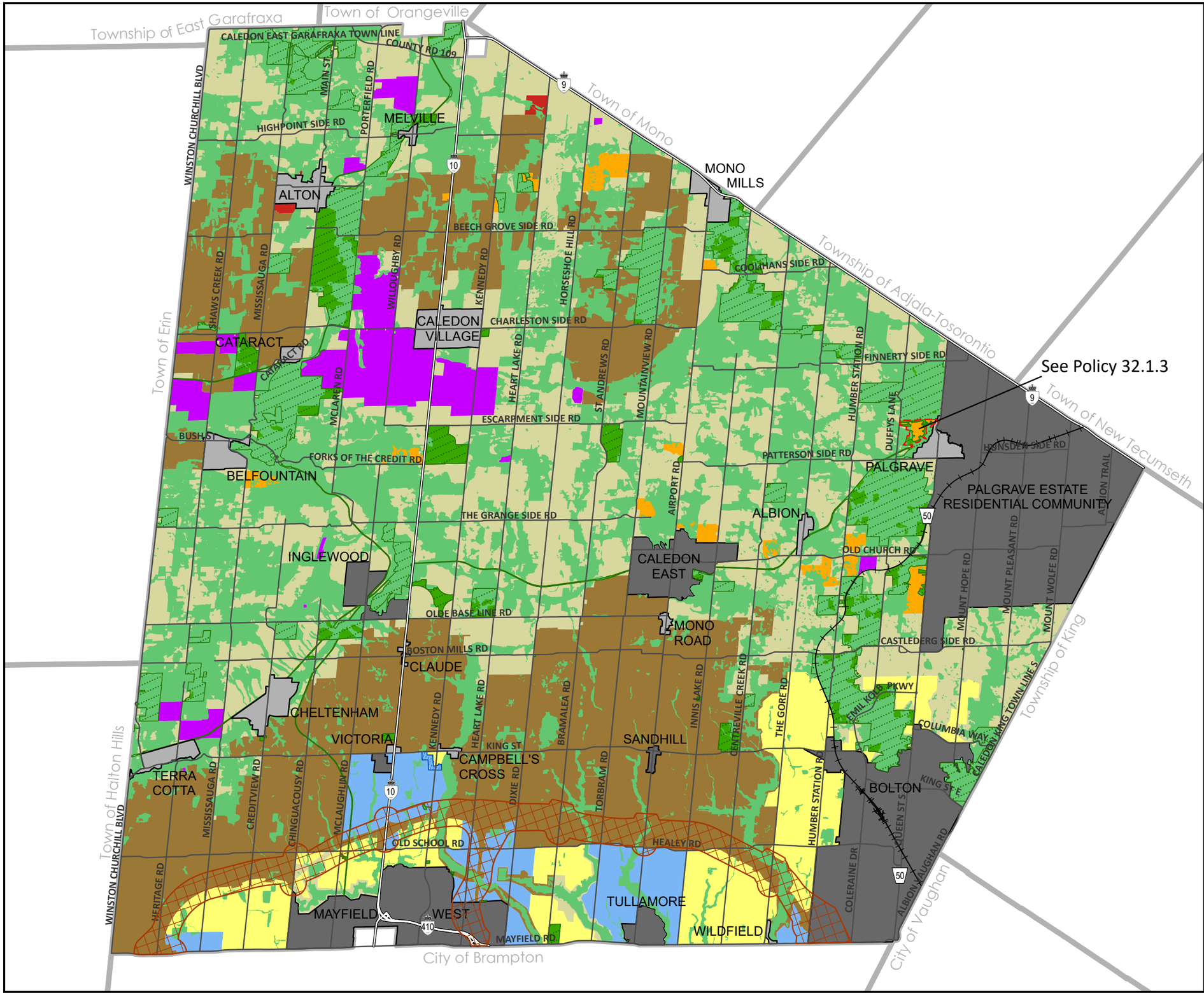
- Planned Highway 413 Transportation Corridor

0 1 2 3 4 5 km

February 2024

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TOWN OF CALEDON

OFFICIAL PLAN

Schedule B4

Land Use Designations

Land Use

- Extractive Industrial Area
- Rural Economic Development Area
- Estate Residential Area
- New Community Area
- New Employment Area
- Prime Agricultural Area
- Rural Lands
- Parks and Open Space
- Natural Features and Areas
- Campbell's Cross Transition Area

Other Map Elements

- Reddington Retirement Community
- Planned Highway 413 and NWGTA Transmission Corridor Protection Area
- Refer to Part A, Section 1.2
- See Schedules E2 to E11 for Land Use Designations

0 1 2 3 4 5 Km

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TOWN OF CALEDON

OFFICIAL PLAN

Schedule C1

Town-wide Transportation Network

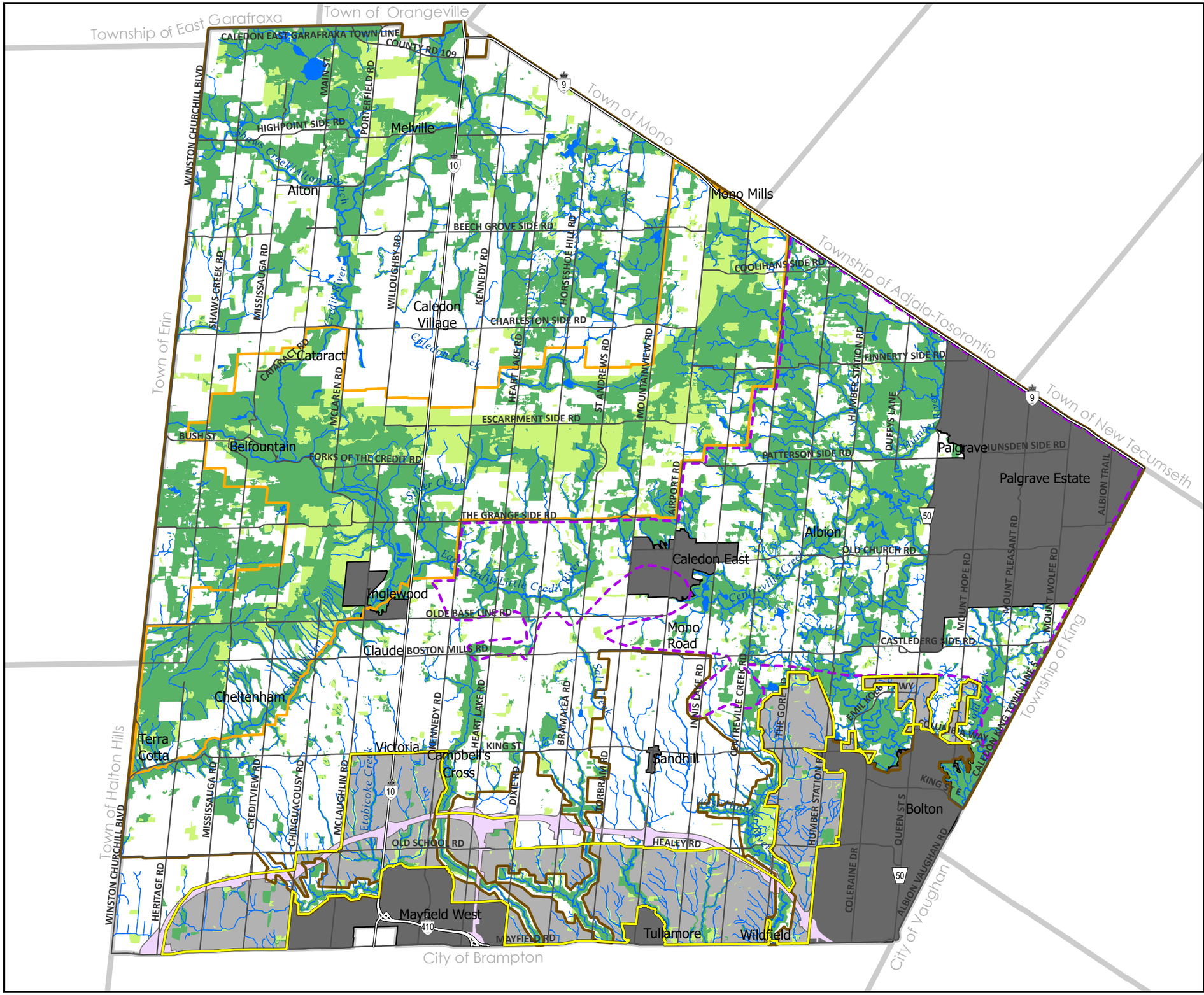
- Primary Major Transit Station Area
- Secondary Major Transit Station Area
- Potential Major Transit Station Area
- Future Caledon GO Station
- Brampton-Caledon Airport
- Provincial Freeway
- Provincial Highway
- Regional Arterial
- Town Arterial
- Collector Road
- Conceptual Collector Road
- Local Road
- Rail
- Active Transportation - Trail System
- Urban Area and Settlement Area
- Planned Highway 413 Transportation Corridor
- Planned Highway 413 and NWGTA Transmission Corridor Protection Area

0 1 2 3 4 5 km

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TOWN OF CALEDON

OFFICIAL PLAN

Schedule D1

Natural Environment System

Natural Environment System

- Greenbelt Plan
- Oak Ridges Moraine Conservation Plan
- Niagara Escarpment Plan
- Natural Features and Areas
- Supporting Features and Areas
- Lakes
- Permanent and Intermittent Streams

Other Map Elements

- See Schedules D2a and D2b - New Urban Area Preliminary Natural Environment System
- Refer to Part A, Section 1.2
- Urban Area

For comparison of Natural Features and Areas and Supporting Features and Areas against Land Use Designations, See Figure D11

0 1 2 3 4 5 km

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TOWN OF CALEDON

OFFICIAL PLAN

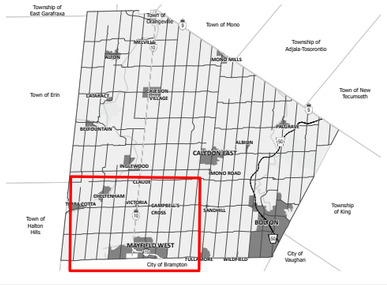
Schedule D2a

New Urban Area Preliminary Natural Environment System

- Natural Features and Areas with 30m Buffer
- Supporting Features and Areas
- Permanent and Intermittent Streams
- Potential Linkage
- Potential Enhancement Area
- Greenbelt Plan Boundary
- New Urban Area and Schedule Boundary

Other Map Elements

- Oak Ridges Moraine Conservation Plan Boundary
- Planned Highway 413 Transportation Corridor
- Refer to Part A, Section 1.2
- Rural System (See Schedule E1)



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Claude
Cheltenham
Terra Cotta
Campbell's Cross
Victoria
Mayfield West
City of Brampton
BOSTON MILLS RD
HERITAGE RD
MISSISSAUGA RD
CREDITVIEW RD
CHINGUACOUSY RD
MCLAUGHLIN RD
KENNEDY RD
DIXIE RD
TORBRAM RD
KING ST
OLD SCHOOL RD
HEART LAKE RD
BRAMALEA RD
MAYFIELD RD
10
410

0 1 2 3 4 5 km

TOWN OF CALEDON

OFFICIAL PLAN

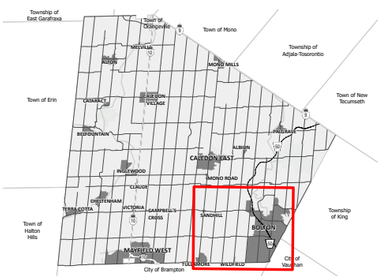
Schedule D2b

New Urban Area Preliminary Natural Environment System

- Natural Features and Areas with 30m Buffer
- Supporting Features and Areas
- Permanent and Intermittent Streams
- Potential Linkage
- Potential Enhancement Area
- Greenbelt Plan Boundary
- New Urban Area and Schedule Boundary

Other Map Elements

- Oak Ridges Moraine Conservation Plan Boundary
- Planned Highway 413 Transportation Corridor
- Refer to Part A, Section 1.2
- Rural System (See Schedule E1)



February 2024

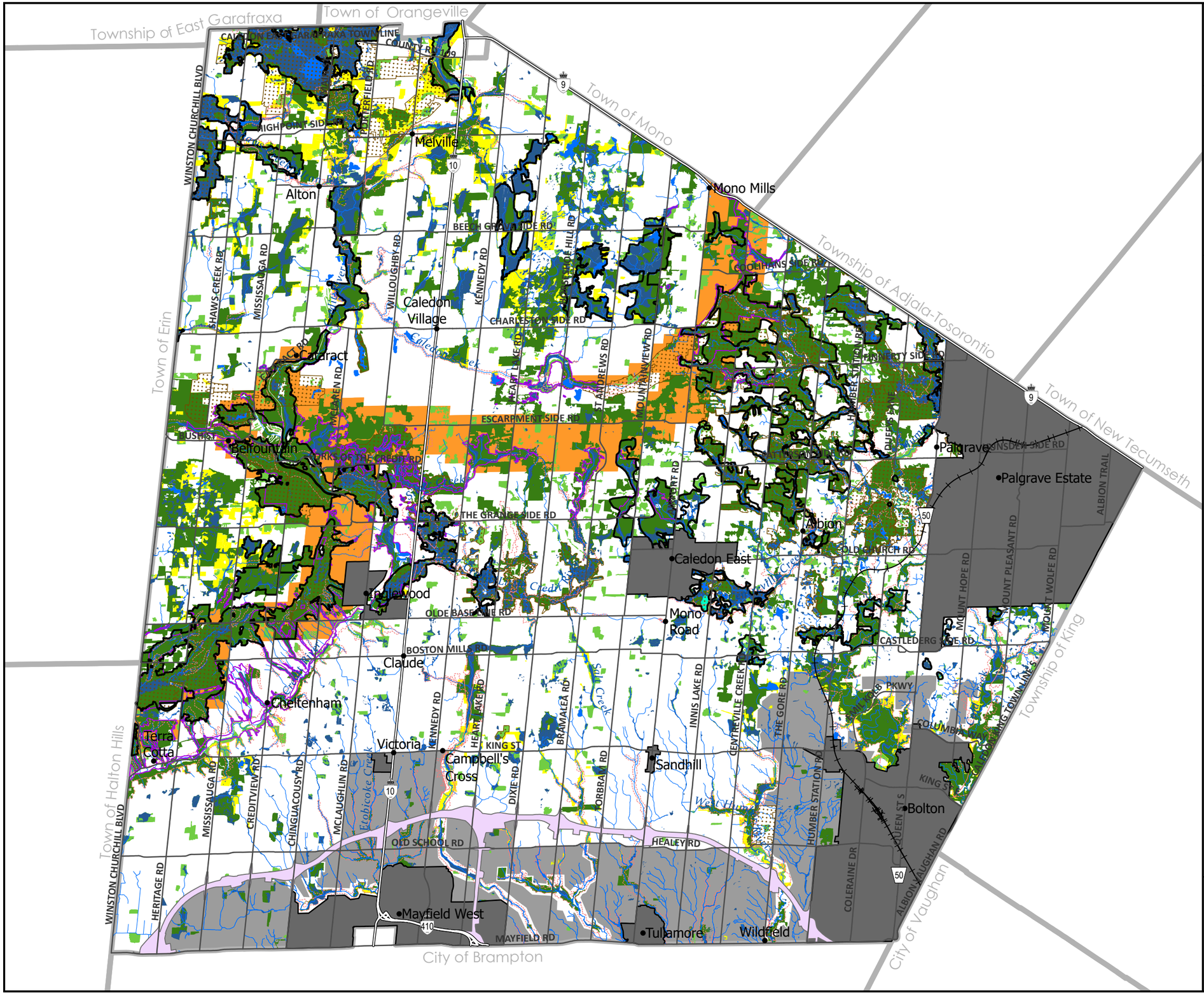
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KING ST
Sandhill
AIRPORT RD
INNIS LAKE RD
CENTREVILLE CREEK RD
THE GORE RD
HUMBER STATION RD
EMIL KOLB PKWY
DUFFYS LANE
MOUNT HOPE RD
50
COLUMBIA WAY
KING ST W
QUEEN ST N
KING ST E
QUEEN ST S
Bolton
Township of King
ALBION VAUGHAN RD
COLERAINE DR
City of Vaughan
HEALEY RD
OLD SCHOOL RD
Tullamore
MAYFIELD RD
Wildfield
City of Brampton
0 1 2 3 4 5 km



TOWN OF CALEDON
OFFICIAL PLAN

Schedule D3

Natural and Supporting Features and Areas

Natural and Supporting Features and Areas

- Permanent and Intermittent Streams
- Environmentally Sensitive or Significant Area
- Escarpment Natural Area
- Valley and Stream Corridors
- ANSI, Earth and Life Science
- Kettle Lake
- Lakes
- Wetlands (evaluated)
- Other Wetland (unevaluated)
- Significant Woodland
- Other Woodland
- Escarpment Protection Area
- Savannah or Alvar

Other Map Elements

- Urban Area
- Refer to Part A, Section 1.2
- Planned Highway 413 Transportation Corridor

0 1 2 3 4 5 km

February 2024

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TOWN OF CALEDON

OFFICIAL PLAN

Schedule E1

Rural System

Rural System

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

Other Map Elements

- Urban System (See Schedule F1)

0 1 2 3 4 5 km

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Township of East Garafraxa
Town of Orangeville
Town of Mono
Township of Adjala-Tosorontio
Town of New Tecumseth
Town of Erin
Town of Halton Hills
City of Brampton
City of Vaughan
Township of King

CALEDON EAST GARAFRAXA TOWN LINE
COUNTY RD 109
WINSTON CHURCHILL BLVD
MAIN ST
PORTERFIELD RD
HIGHPOINT SIDE RD
MELVILLE
ALTON
Shaws Creek/Alton Brook
BEECH GROVE SIDE RD
MONO MILLS
COOLIHANS SIDE RD
SHAWS CREEK RD
MISSISSAUGA RD
Credit River
WILLOUGHBY RD
KENNEDY RD
HORSESHOE HILL RD
CHARLESTON SIDE RD
CALEDON VILLAGE
CATARACT
CATARACT RD
Caledon Creek
HEART LAKE RD
ST ANDREWS RD
MOUNTAINVIEW RD
HUMBER STATION RD
FINNERTY SIDE RD
DUFFYS LANE
Humber River
MCLAREN RD
ESCARPMENT SIDE RD
BUSH ST
BELFOUNTAIN
FORKS OF THE CREDIT RD
PATTERSON SIDE RD
PALGRAVE
HONSDEN SIDE RD
Silver Creek
AIRPORT RD
ALBION TRAIL
THE GRANGE SIDE RD
ALBION
CALEDON EAST
OLD CHURCH RD
East Credit/Little Credit River
Centreville Creek
MOUNT HOPE RD
MOUNT PLEASANT RD
MOUNT WOLFE RD
INGLEWOOD
OLDE BASE LINE RD
MONO ROAD
CASTLEDERG SIDE RD
BOSTON MILLS RD
CLAUDE
Credit River
Salt Creek
INNIS LAKE RD
CENTREVILLE CREEK RD
THE GORE RD
EMIL KOLB PKWY
Cold Creek
CHELTENHAM
COLUMBIA WAY
CALEDON KING TOWN LINE S
TERRA COTTA
VICTORIA
KENNEDY RD
HEART LAKE RD
BRAMALEA RD
KING ST
CAMPBELL'S CROSS
SANDHILL
DIXIE RD
TORBRAM RD
Etobicoke Creek
West Humber River
HUMBER STATION RD
KING ST E
BOLTON
QUEEN ST S
MISSISSAUGA RD
CREDITVIEW RD
CHINGUACOUSY RD
MCLAUGHLIN RD
OLD SCHOOL RD
HEALEY RD
COLERAINE DR
ALBION VAUGHAN RD
HERITAGE RD
WINSTON CHURCHILL BLVD
MAYFIELD WEST
MAYFIELD RD
TULLAMORE
WILDFIELD

TOWN OF CALEDON

OFFICIAL PLAN

Schedule F1

Urban System

Urban System

- Primary Major Transit Station Area
- Secondary Major Transit Station Area
- Future Caledon GO Station
- Brampton-Caledon Airport
- Downtown Bolton
- Urban Centre
- Potential Urban Centre
- Neighbourhood Centre
- Urban Corridor
- Knowledge and Innovation Corridor
- Conceptual Collector Road
- Existing Urban Area
- New Community Area
- New Employment Area
- Campbell's Cross Transition Area

Other Map Elements

- Refer to Part A, Section 1.2
- Rural System (See Schedule E1)
- Planned Highway 413 Transportation Corridor

0 1 2 3 4 5 km

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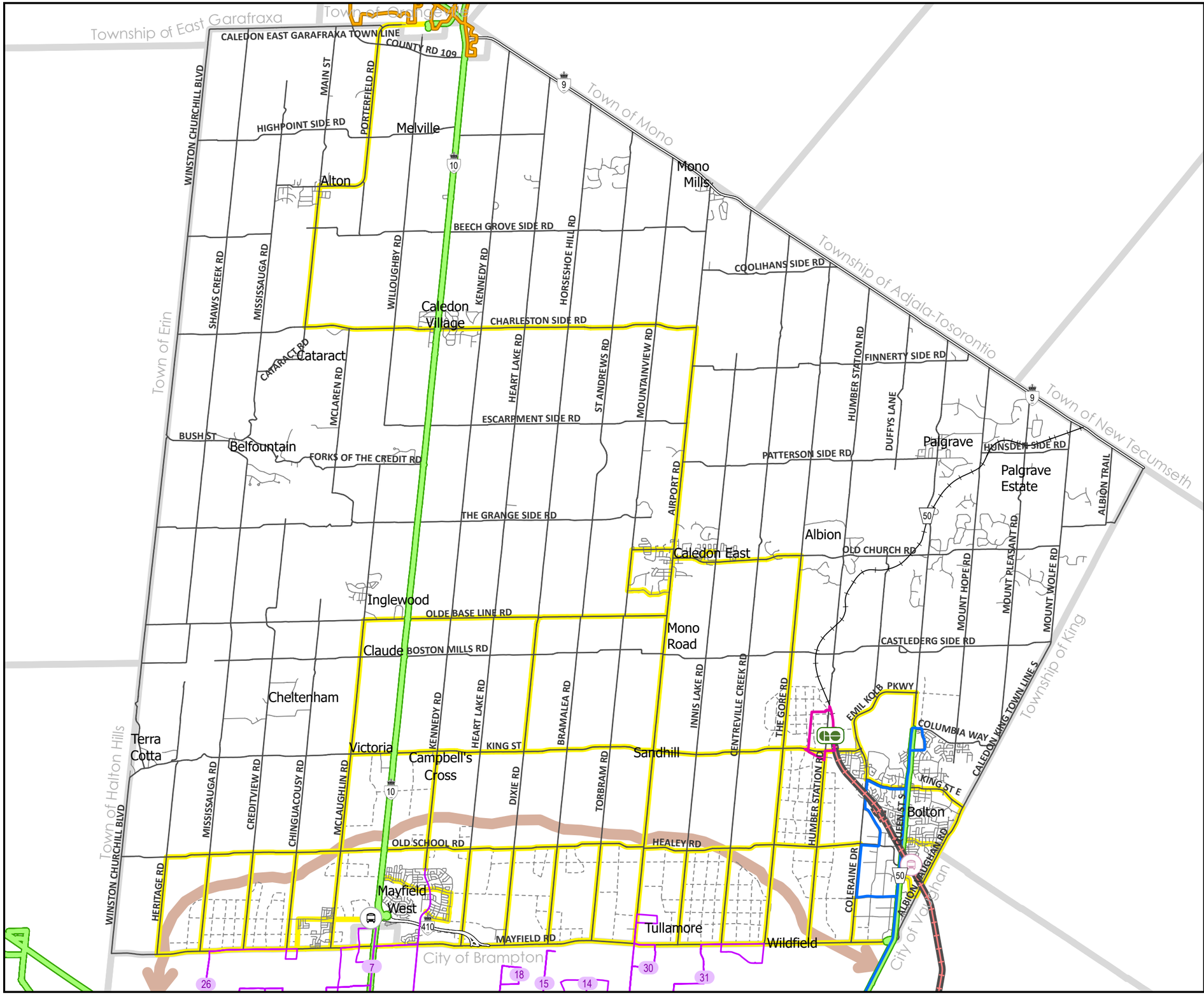
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TOWN OF CALEDON

OFFICIAL PLAN

Figure C4

2051 Town-wide Transit Network



Existing Transit

- Bolton Line
- Brampton Transit
- Orangeville Transit
- GO Transit

Proposed Transit

- Primary Major Transit Station Area
- Secondary Major Transit Station Area
- Potential Major Transit Station Area/GO Station
- Future Caledon GO Station
- Future Bus Rapid Transit
- Future GO Rail Transit
- Proposed Local Transit

Other Map Elements

- Existing Railline
- Proposed Collector Road

0 1 2 3 4 5 km

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TOWN OF CALEDON

OFFICIAL PLAN

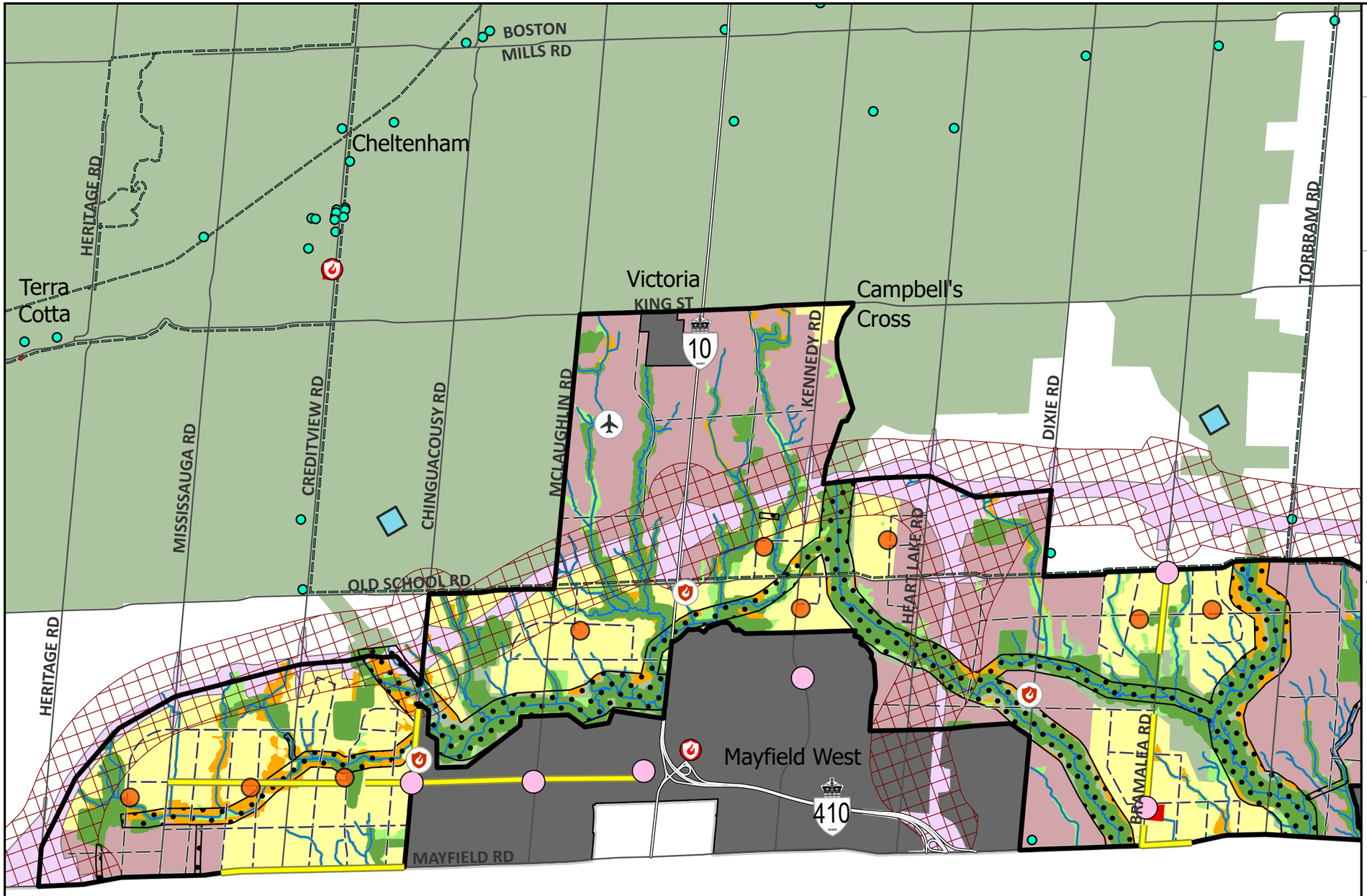
Schedule F2a

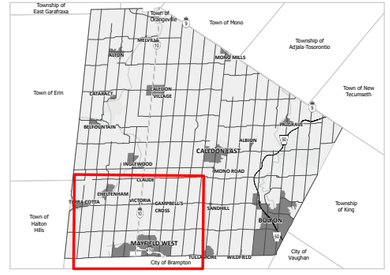
Preliminary Community Structure Plan

- Part IV Designated Heritage Properties
- Proposed Community Park
- Proposed District Park
- Existing Fire Station
- Proposed Fire Station
- Brampton-Caledon Airport
- Neighbourhood Centre
- Active Transportation- Trail System
- Conceptual Collector Road
- Urban Corridor
- Existing Community Park
- New Community Area
- New Employment Area
- Greenbelt Plan Boundary
- Natural Features and Areas with 30m Buffer
- Supporting Features and Areas
- Permanent and Intermittent Streams
- Potential Linkage
- Potential Enhancement Area

Other Map Elements

- Preliminary Community Structure Plan Boundary
- Planned Highway 413 Transportation Corridor
- Planned Highway 413 and NWGTA Transmission Corridor Protection Area
- Refer to Part A, Section 1.2





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TOWN OF CALEDON

OFFICIAL PLAN

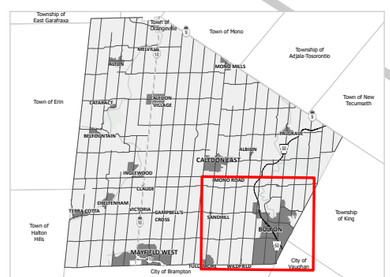
Schedule F2b

Preliminary Community Structure Plan

- Part IV Designated Heritage Properties
- Proposed Community Park
- Existing Fire Station
- Proposed Fire Station
- Caledon GO Station
- Downtown Bolton
- Urban Centre
- Potential Urban Centre
- Neighbourhood Centre
- Active Transportation- Trail System
- Conceptual Collector Road
- Urban Corridor
- Knowledge and Innovation Corridor
- Primary Major Transit Station Area
- Existing Community Park
- Existing District Park
- New Community Area
- New Employment Area
- Greenbelt Plan Boundary
- Natural Features and Areas with 30m Buffer
- Supporting Features and Areas
- Permanent and Intermittent Streams
- Potential Linkage
- Potential Enhancement Area

Other Map Elements

- Preliminary Community Structure Plan Boundary
- Planned Highway 413 Transportation Corridor
- Planned Highway 413 and NWGTA Transmission Corridor Protection Area
- Refer to Part A, Section 1.2



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0 1 2 3 km

TOWN OF CALEDON

OFFICIAL PLAN

Figure F3

Secondary Planning Areas

- Proposed Secondary Plan Boundary[1]
- Subwatershed Boundary[2]
- Existing Secondary Plan Boundary
- Planned Highway 413 Transportation Corridor

Notes:

1 Secondary plan areas identified with the same letter label (e.g., B1 and B2) generally fall within the same surface water drainage catchment area of the applicable subwatershed.

2 The study area for a local subwatershed study to support a proposed secondary plan will be as described in this Plan, and defined in the applicable study terms of reference to the satisfaction of the Town.

0 1 2 3 4 5 km

February 2024

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