

Rural Settlement Area Boundary Refinement Review

August 2021

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- Claude
- Inglewood
- Melville
- Mono Mills
- Mono Road
- Palgrave
- Sandhill
- Terra Cotta
- Tullamore
- Victoria
- Wildfield

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1. Introduction and Background

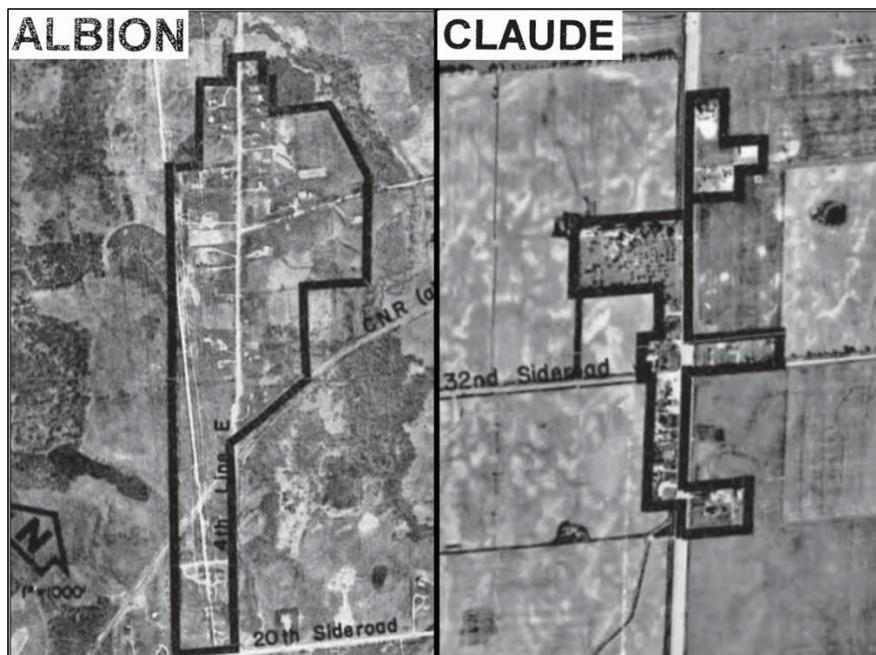
The Region is working with the Town of Caledon to review and confirm, where appropriate, the existing boundaries of minor urban centres, hamlets, villages and industrial commercial centres identified in the Regional and Town official plans, for consistency and accuracy based on the current in-effect mapping of these rural settlement area boundaries in the Town of Caledon Official Plan and Niagara Escarpment Plan.

Currently in the Town of Caledon Official Plan, the boundaries of the Villages are shown on Schedule E (Caledon Village), Schedule M (Inglewood Village) and Figures 3, 7, 10 and 12; Hamlets are shown on Figures 2, 4, 5, 6, 8, 9, 11, 13 and 15; and Industrial Commercial Centres are on Schedules N (Tullamore), R (Victoria) and T (Sandhill) and Figure 14.

The Villages of Cheltenham, Inglewood and Mono Mills and Hamlets of Belfountain, Cataract and Terra Cotta are designated Minor Urban Centres in the Niagara Escarpment Plan and as such are also designated and shown on Map 4 in the Niagara Escarpment Plan.

In some instances, the existing mapping of settlement areas in the Town of Caledon Official Plan were originally created in the 1970s using historical air photo mapping (examples shown in Figure 1.1). The Region is proposing to update and identify the rural settlement area boundaries in the Regional Official Plan as part of the Peel 2051 Regional Official Plan Review exercise. For the purpose of including the mapping in the Regional Official Plan, it is necessary that the existing and, in some cases, historic boundaries are translated with more accuracy and precision in an appropriate digital GIS format. The updated mapping will help inform ongoing studies as part of the Peel 2051 process as well as provide a basis for updated mapping of rural settlement area boundaries in the Regional and Town official plans.

Figure 1.1: Excerpts of Existing Figures in the Town of Caledon Official Plan



1.1 Rural Settlement Areas in the Town of Caledon

As shown in Table 1.1, there are nineteen (19) rural settlement boundaries in the Town of Caledon that are being reviewed for refinement. It should be noted that through the Peel 2051 process, the Caledon East Settlement Area is proposed to be added to the Urban System (and as such would no longer be a part of the Rural System); however, as it is not contiguous to the existing urban area, its boundaries have been reviewed as part of this process (further details of review found in Appendix A).

Table 1.1: Rural Settlement Areas in the Town of Caledon

Hamlets	Villages / Industrial	Minor Urban Centres	Rural Service Centres
Albion	Alton	Belfountain	Caledon East (part of the Urban System)
Campbell's Cross	Caledon Village	Cataract	
Claude	Palgrave	Cheltenham	
Melville	Sandhill	Inglewood	
Mono Road	Tullamore	Mono Mills	
Wildfield	Victoria	Terra Cotta	

1.2 Minor Urban Centres in the Niagara Escarpment Plan

As shown in Table 1.1, six (6) settlement areas are identified as Minor Urban Centres as they are located within the Niagara Escarpment Plan (NEP) area: Belfountain, Cataract, Cheltenham, Inglewood, Mono Mills and Terra Cotta. As per Policy 1.6.4 of the NEP, any proposal to expand the boundary of a Minor Urban Centre requires an amendment to the NEP, except if the proposed adjustment reduces the area of the settlement and has been approved in a municipal official plan or secondary plan.

Through further detailed review of the six settlement areas that are currently within the NEP area, minor discrepancies in the boundaries of the Minor Urban Centres shown in the Town of Caledon Official Plan and NEP were identified. Further to discussions between Regional, Town and Provincial staff including the Niagara Escarpment Commission (NEC), it was recommended that the Region utilize the Provincial mapping information in the NEP as the basis to identify the Minor Urban Centres in the Regional Official Plan and that the NEC undertake a future review of the NEP's Minor Urban Centre boundaries to reconcile any minor discrepancies that may exist between the Ministry of Northern Development, Mines, Natural Resources and Forestry/NEC mapping and the Town's mapping information. This direction is based on the recommendation that the Region's Official Plan conform to the current in effect NEP boundaries.

Provincial staff and the NEC have noted that an exercise of refining and revising the boundaries of Minor Urban Centres to address inconsistencies would be more appropriate to be undertaken on a Plan-wide basis, looking at all the Minor Urban Centres across the NEP area.

2. Methodology

As the aerial imagery, mapping technology (GIS) and methodologies have improved, this settlement boundary refinement process permits the Region and Town to provide greater precision to the delineated boundaries in Caledon. As a first step, the Town of Caledon digitized into a GIS layer the current figures in the Town's Official Plan to begin further analysis and refinement.

Working with the Town of Caledon, a structured, consistent, and repeatable methodology was developed and applied to the review of the nineteen rural settlements and their boundaries using the following criteria shown in Table 2.1:

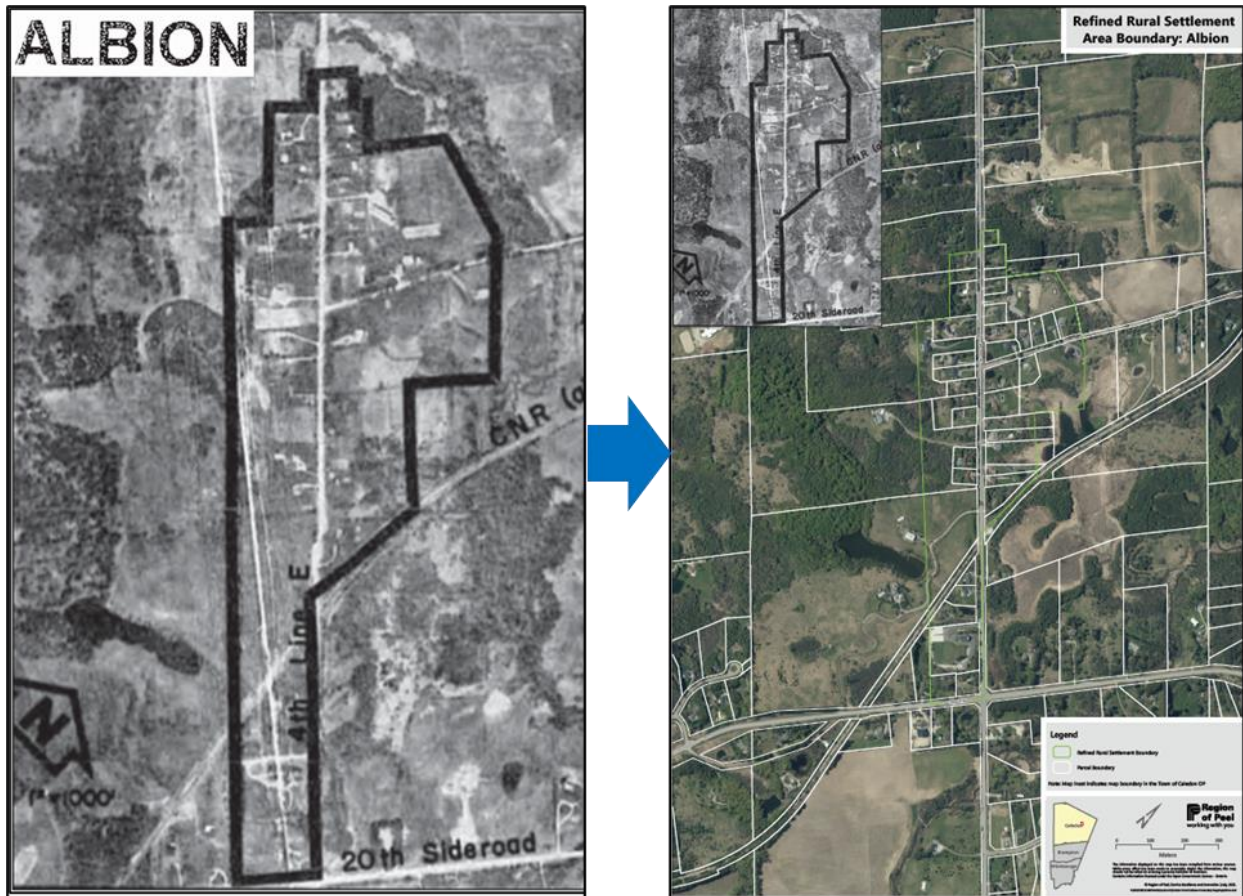
Table 2.1: Rural Settlement Areas Refinement Methodology

#	Criteria	
1)	Niagara Escarpment Plan	settlement boundaries follow established boundaries of "Minor Urban Centres" as identified in the Niagara Escarpment Plan.
2)	Parcel fabric	settlement boundaries follow logical parcel/ property lines to avoid cutting through buildings and structures or fragmentating natural features, where available and appropriate.
3)	Centerline of roads / corridors	settlement boundaries follow the centerline of roads or existing corridors (i.e., railways, trails, transmission corridors, etc.), where available and appropriate.
4)	Official Plan Mapping	if a boundary could not be determined by applying criteria #2 and #3, settlement boundaries follow detailed land use planning information (e.g., secondary plans) or historically interpreted settlement boundaries, where appropriate.
5)	Zoning Mapping	if a boundary could not be determined by applying criteria #2, #3 or #4, settlement boundaries followed established zoning mapping, where appropriate.

Appendix A provides specific details of a review for the Caledon East settlement area boundary as part of the Peel 2051 process based on an Ontario Lands Tribunal (formerly Local Planning Appeal Tribunal) decision.

Appendix B provides the results of applying the above criteria to refine the existing boundaries of each of the nineteen rural settlement areas in the Town of Caledon. An example of the updated mapping is shown in Figure 2.1.

Figure 2.1: Updated Rural Settlement Boundary Mapping (Albion)



3. Results and Summary

Appendix B provides updated maps for each of the nineteen rural settlement areas in the Town of Caledon which are the result of the joint process undertaken between the Region and Town to develop and apply a structured, consistent, and repeatable methodology as part of the boundary refinement process.

These updated rural settlement area boundaries will provide a basis for informing and supporting the Region and Town's official plan review process including updated mapping. Links to each map shown in Appendix B are available on the Peel 2051 website:

<https://www.peelregion.ca/officialplan/review/focus-areas/other.asp#rural-boundary>

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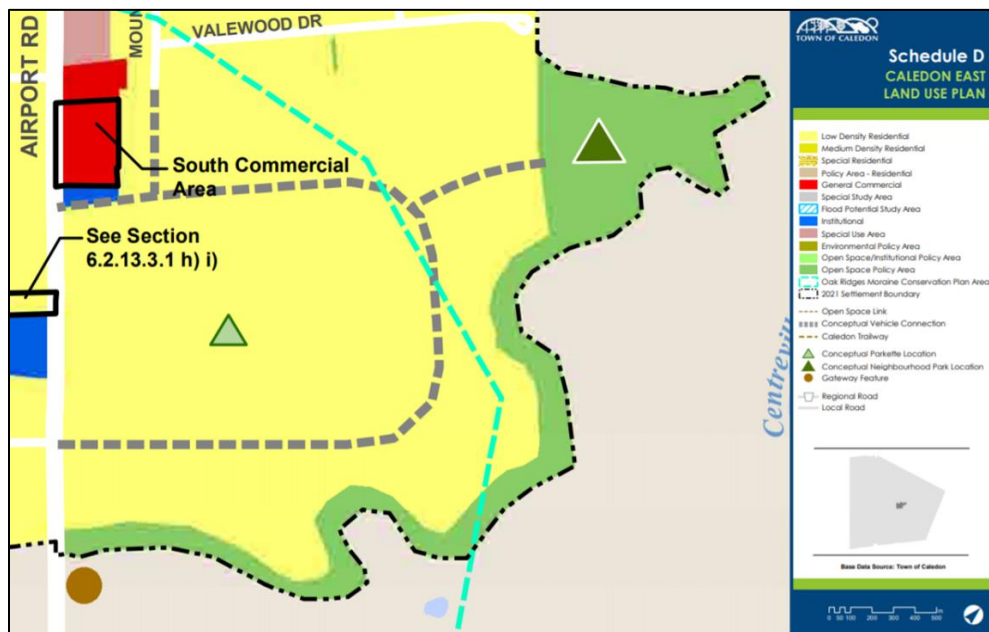
Appendix A: Caledon East Settlement Area

In February 2021, an application by Triple Crown Line Developments for an Official Plan amendment, Zoning By-law amendment, and Draft Plan of Subdivision to permit residential development (low and medium density) as well as open space and stormwater management facilities in the Caledon East settlement area was approved by the Local Planning Appeal Tribunal (LPAT) (Case #: PL180037).

As part of the decision, the LPAT approved OPA 261 which amended the Town of Caledon Official Plan Schedule D - Caledon East Land Use Plan. The amendments to Schedule D identified the existing 2031 settlement boundary for the Caledon East Rural Service Centre. The basis for OPA 261 indicated that the lands are also subject to a Municipal Comprehensive Review being undertaken by the Region of Peel to refine the settlement boundary of the Rural Service Centre. It further indicated that "...through the Municipal Comprehensive Review (MCR) being undertaken by the Region of Peel, the revised boundaries of the settlement area will be identified to the Province through this process for their approved modification." A review to implement the LPAT decision and confirm the settlement boundary for Caledon East has been undertaken.

Section 7.7 of the Town of Caledon Official Plan provides detailed policies for the Caledon East Secondary Plan, including amendments in 2003 to bring it into conformity with the Oak Ridges Moraine Conservation Plan. Section 7.7.3 provides details on "The Structural Concept" for the Secondary Plan, including a statement that the settlement area boundary for Caledon East was established based on a rounding out of the settlement recognizing the natural boundaries created by the Environmental Policy Area designation, and the existing road network. The stated intent was to create a "well-defined edge to the settlement by containing it within a "greenbelt"." (page 7-94), as shown on Schedule D (excerpt of the area related to the LPAT decision is shown in A-1 below).

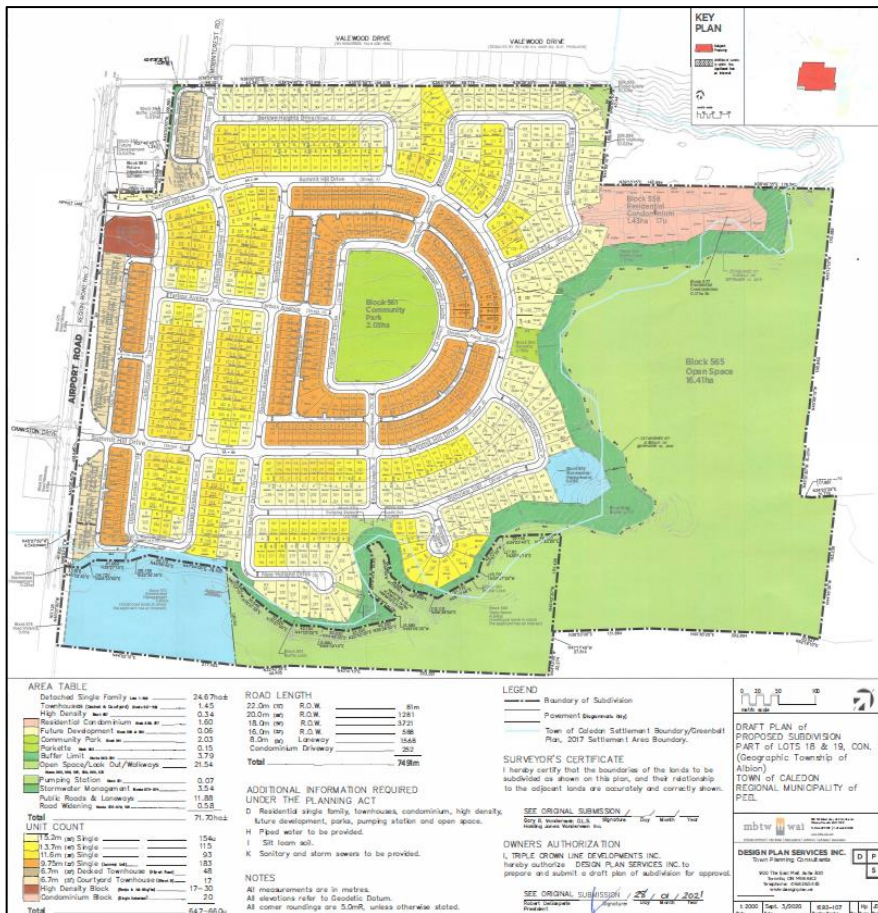
A-1: Excerpt of Schedule D – Caledon East Land Use Plan



Detailed studies were completed in support of the proposed development, which included a full suite of environmental field studies, detailed engineering work, field staking as well as an agricultural review of lands to the south, to assist in siting stormwater management facilities and establish the outer limit of the buffer block to define the edge of the settlement area and consequently the proposed outer limit of the settlement boundary. This information was presented to the Toronto and Region Conservation Authority, the Town of Caledon and the Region of Peel and has undergone several rounds of review and comment.

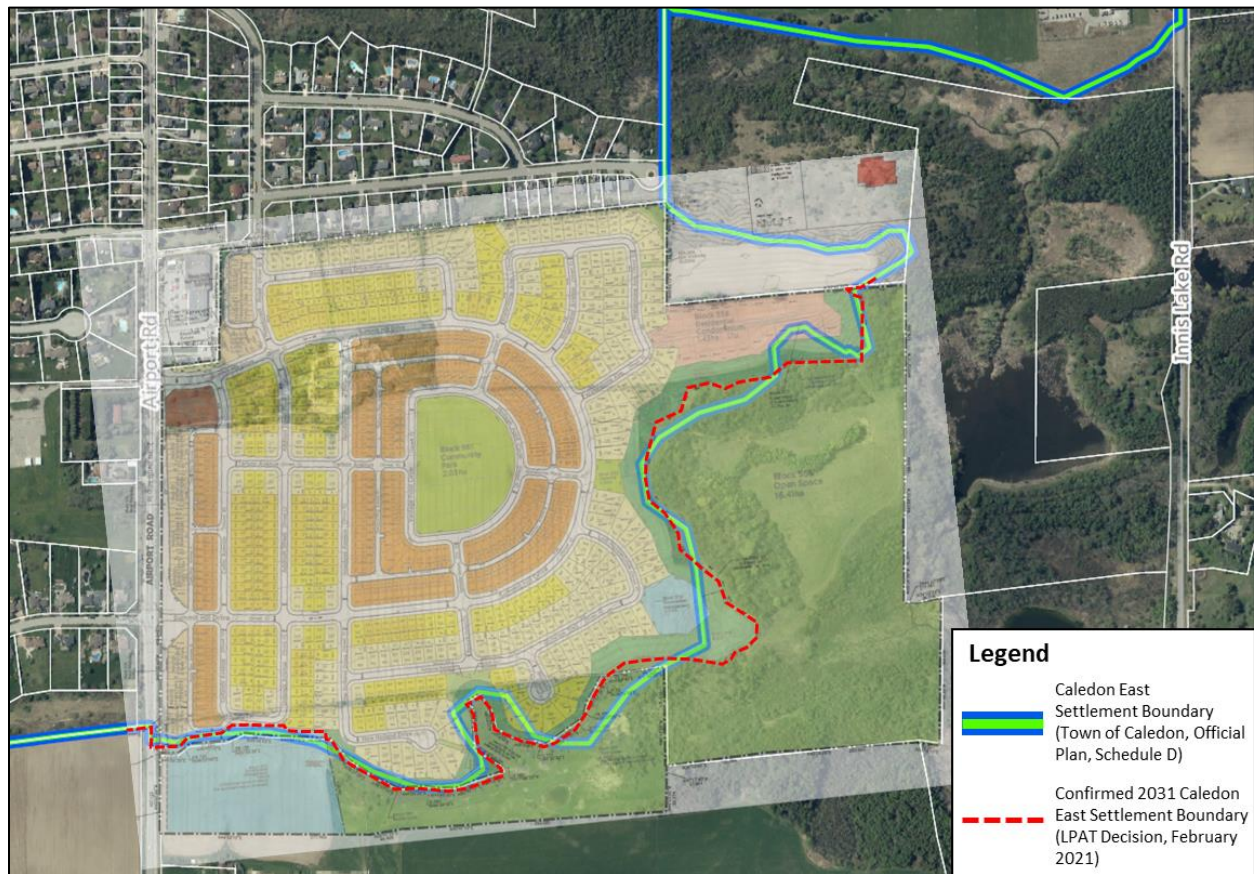
The documentation of the field-staking and environmental review was provided in Environmental Impact Study reports prepared by Dillon Consulting and was considered in establishing the boundaries for the plan of subdivision ultimately approved by the LPAT. As such, the refinement and confirmation of the 2031 boundary for Caledon East to implement the LPAT decision is based on the natural boundaries of the Environmental Policy Area designation through the detailed supporting work that was the basis of the LPAT decision, which recognizes a defined edge that contains the settlement area within a greenbelt/buffer area, and implements a buffer boundary and outer limit that is consistent with Schedule D and the Structural Concept for the Caledon East Settlement Area as provided for in the Town of Caledon Official Plan. The refined boundaries were ultimately confirmed in the draft plan of subdivision approved by the LPAT (see Attachment 3 to the LPAT Decision in A-2 below).

A-2: Attachment 3 to LPAT Decision PL180037 dated February 24, 2021



It is proposed that the Caledon East settlement boundary be refined and confirmed through the Region’s MCR process to enable development of the community to be completed in accordance with the Structural Concept as established in the Town of Caledon Official Plan and as approved in the LPAT Decision. The boundary confirmation is shown in A-3 below indicating the proposed changes to refine the 2031 settlement area boundary to properly follow the outer limit of the EPA buffer block established through the environmental field staking exercise excluding the large stormwater block adjacent to Airport Road that was approved outside the settlement area (Block 572).

A-3: LPAT approved Triple Crown Line Developments Subdivision (LPAT Case #: PL180037, Feb. 2021) overlaid with proposed update to confirm the location of the existing 2031 Caledon East Settlement Boundary

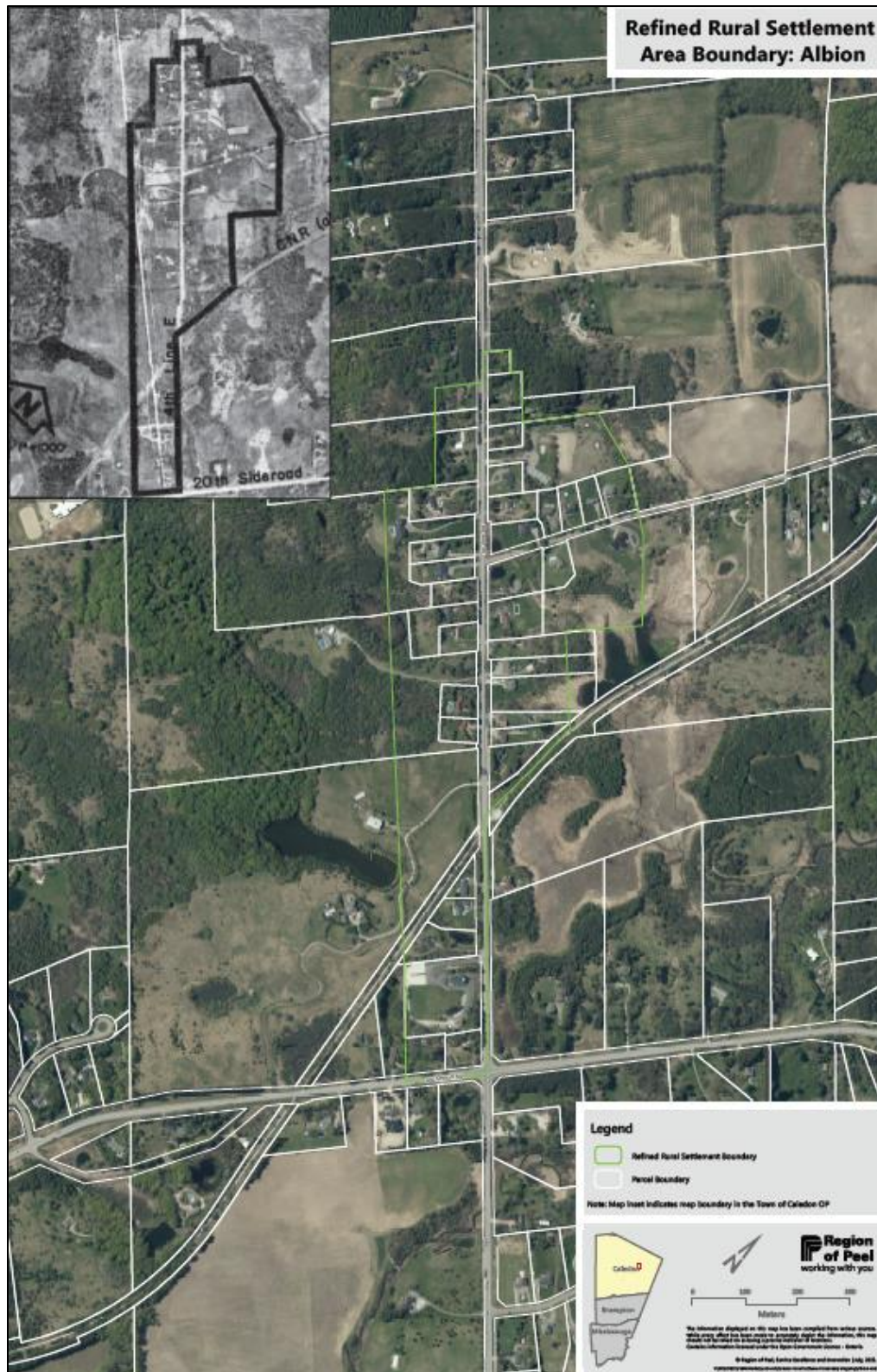


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Appendix B: Rural Settlement Area Boundary Refinement Mapping

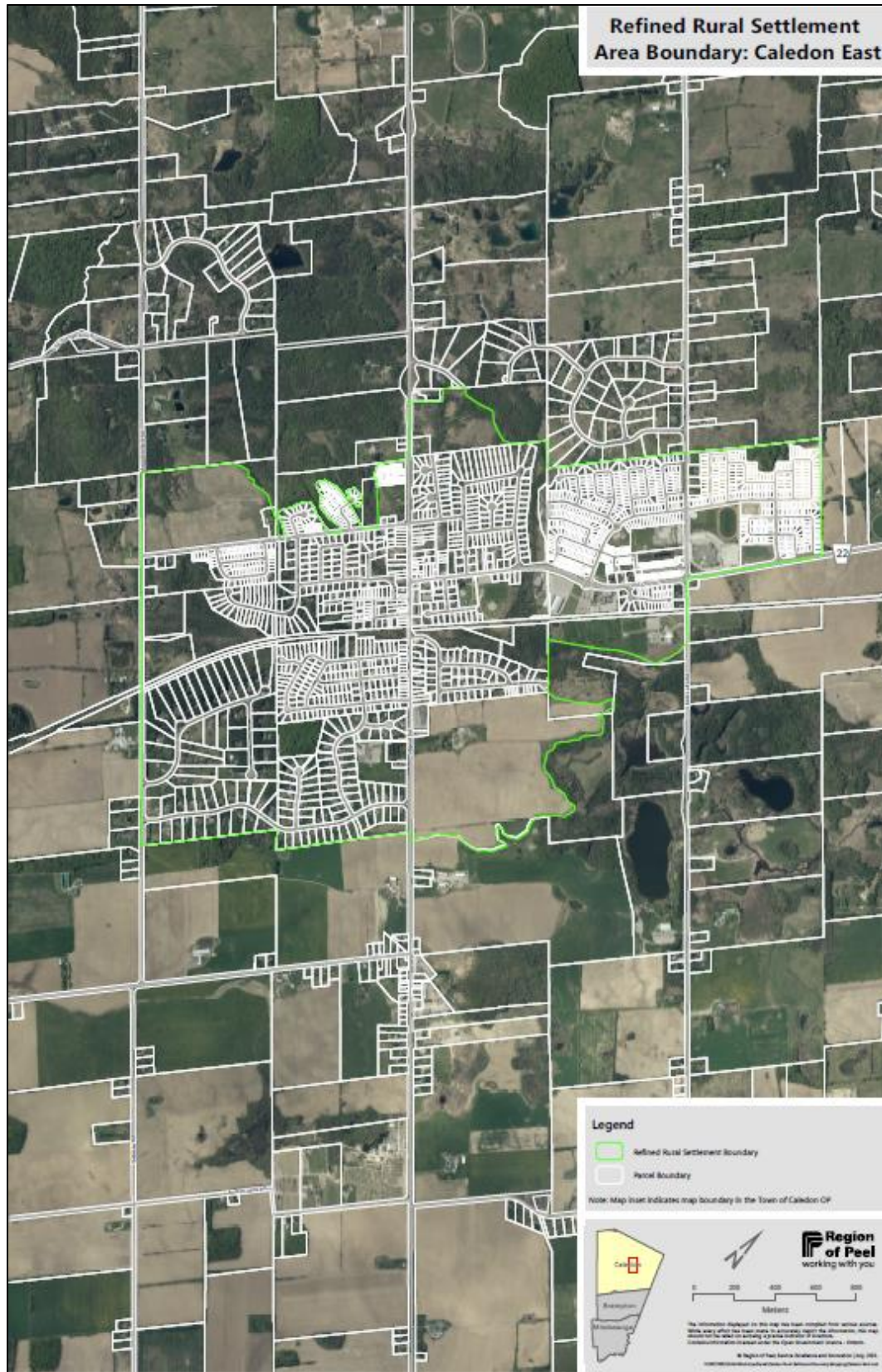
Albion



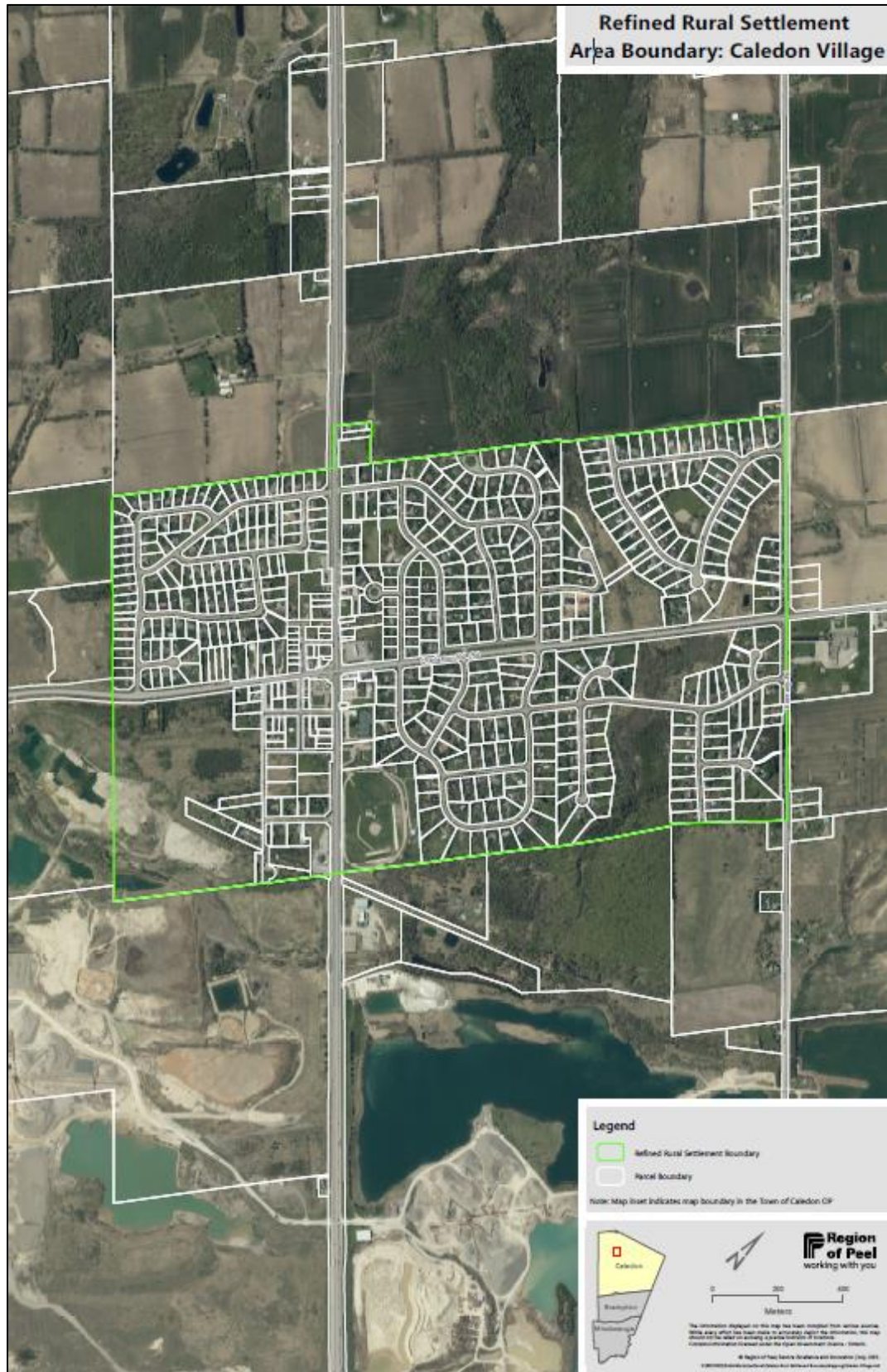
Belfountain



Caledon East (part of the Urban System)



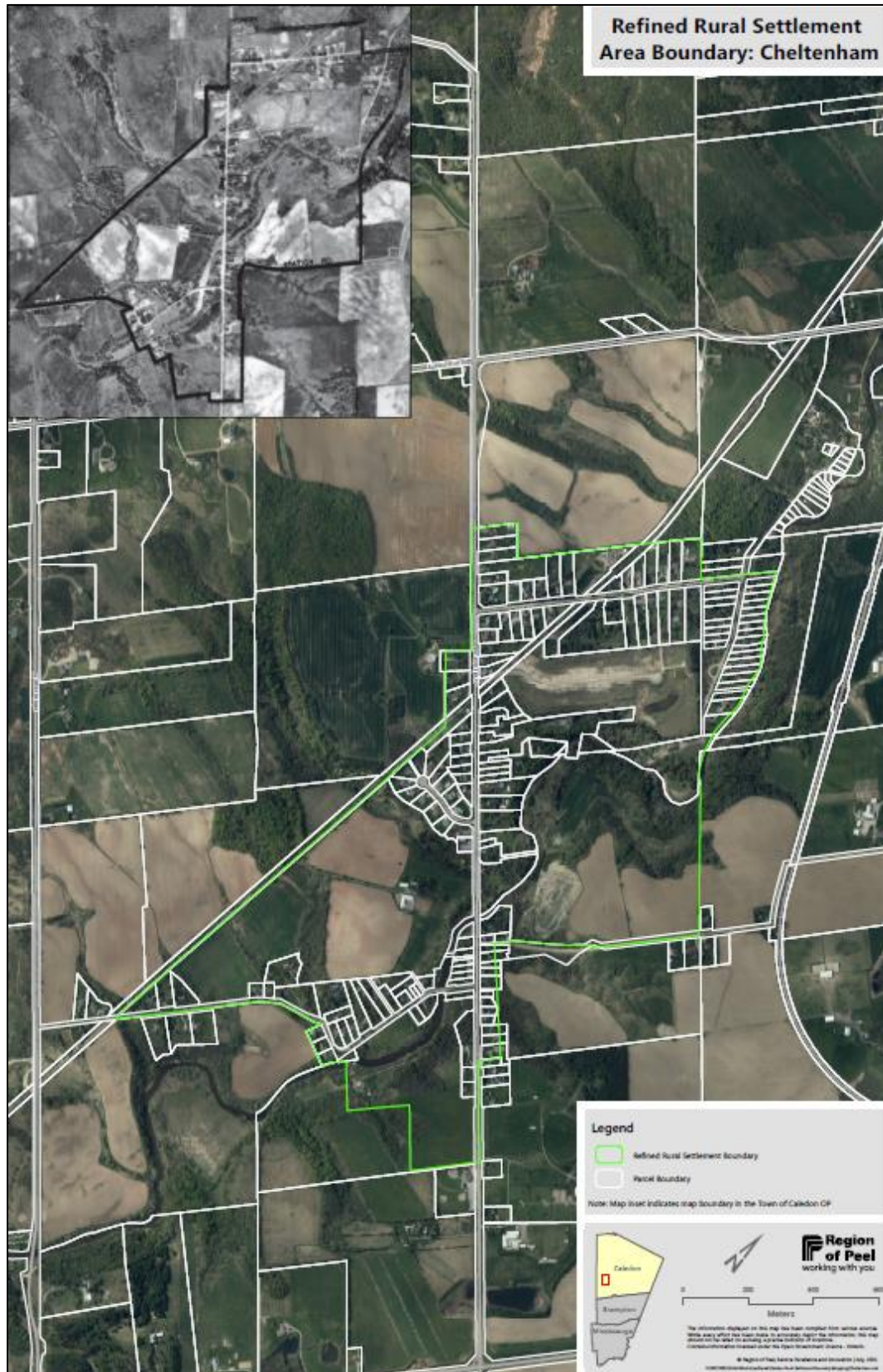
Caledon Village



Campbells Cross



Cheltenham



Claude



Melville



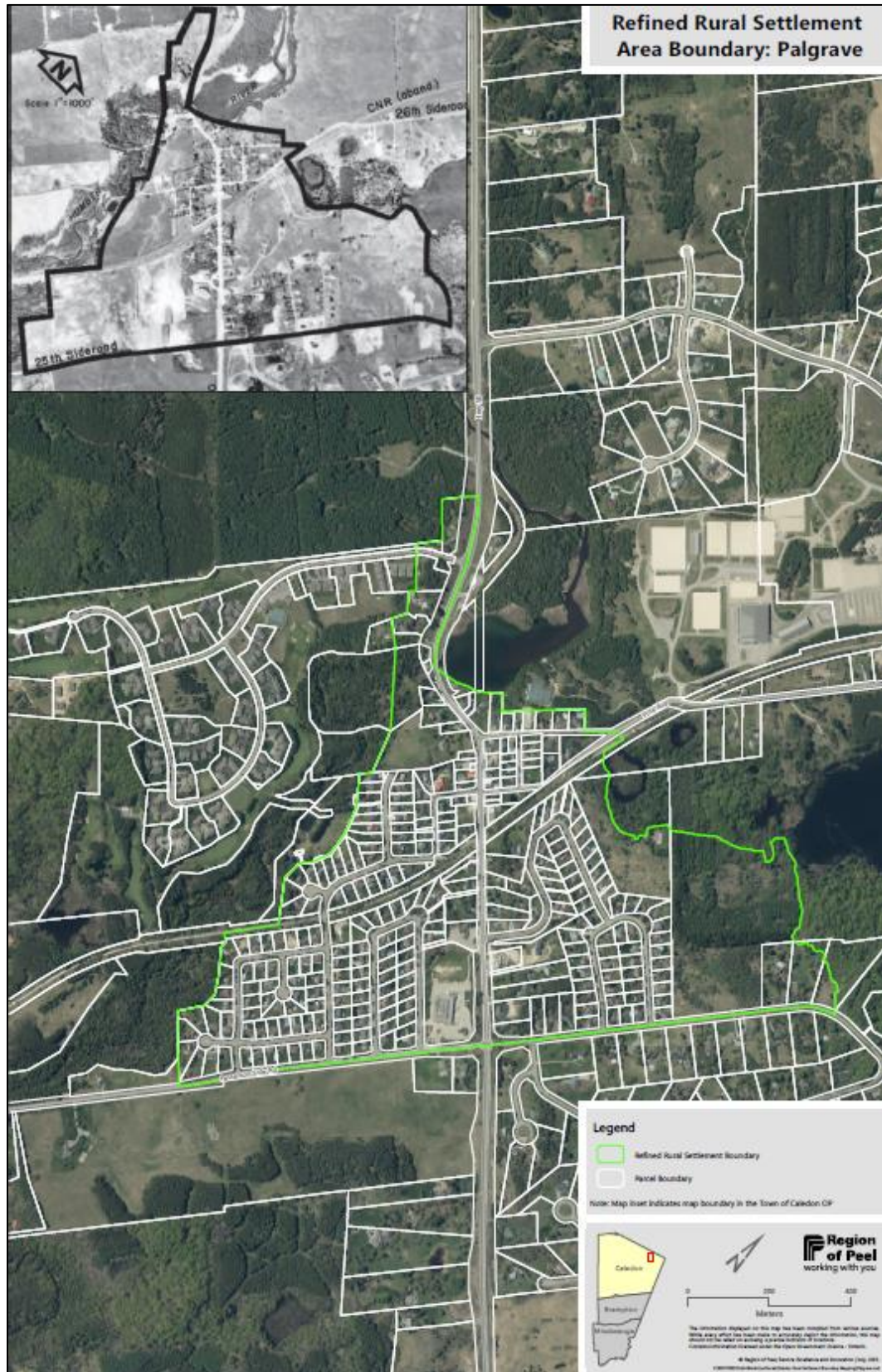
Mono Mills



Mono Road



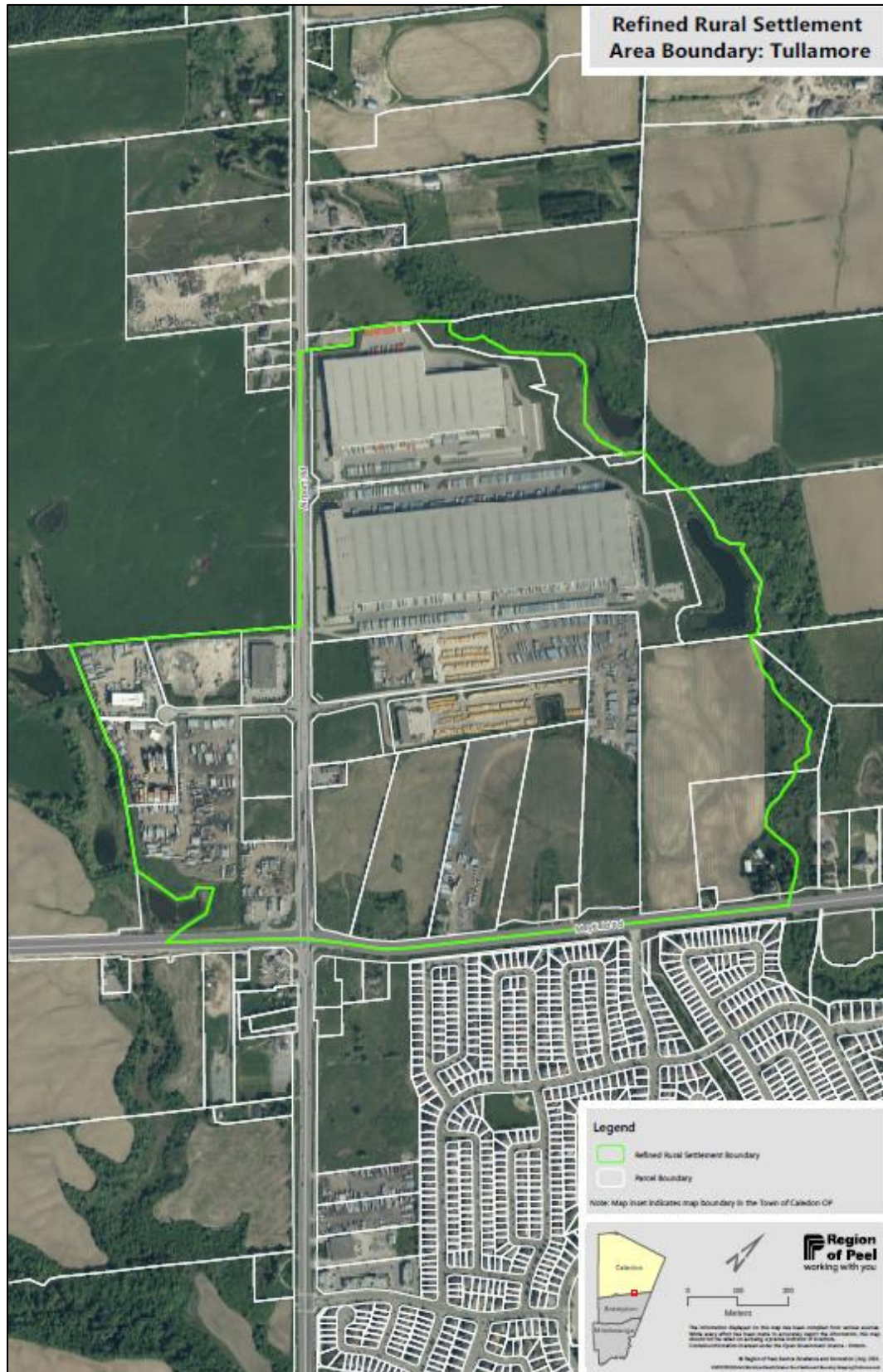
Palgrave



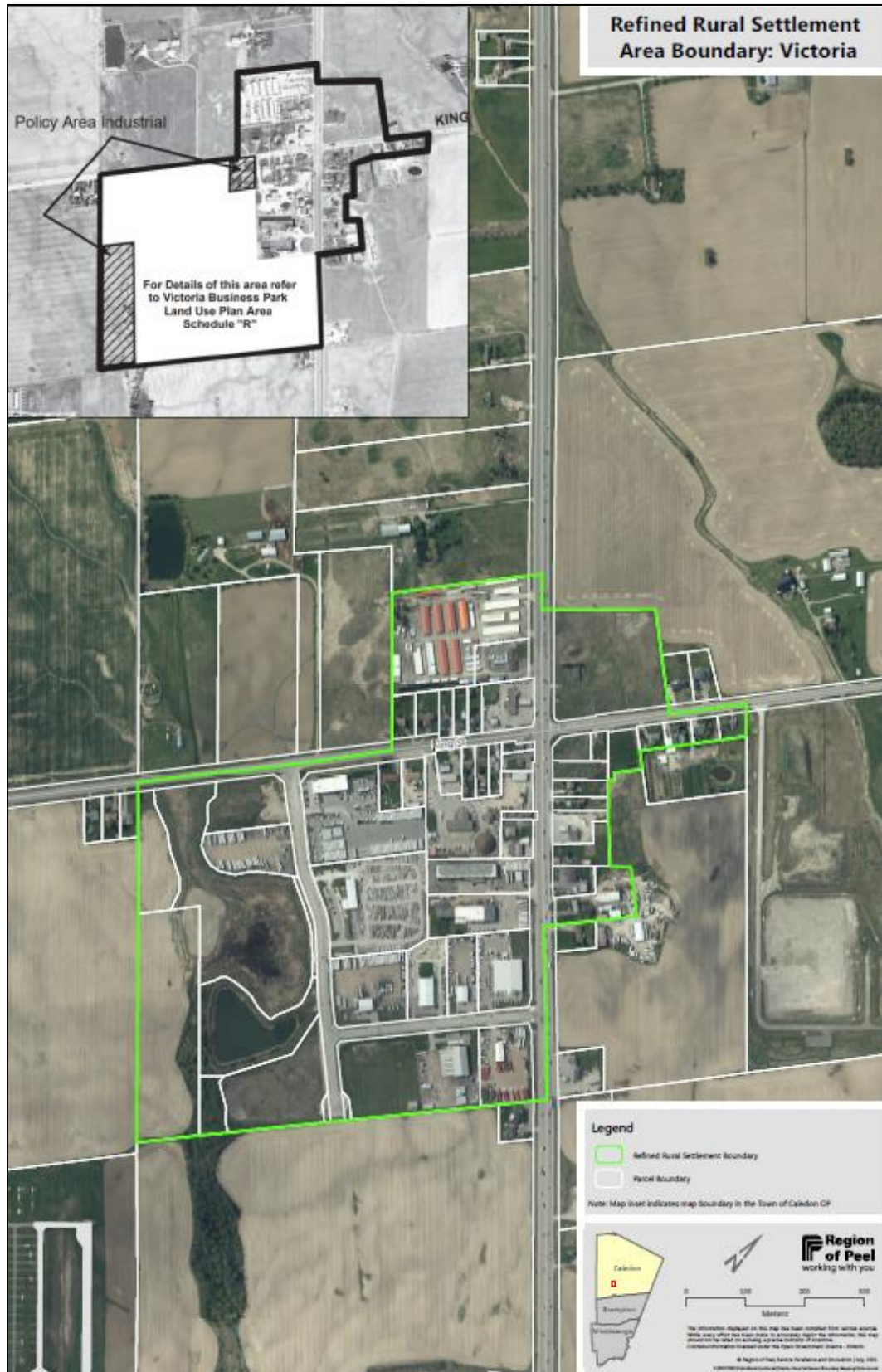
Terra Cotta



Tullamore



Victoria



Wildfield



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