
To: Mayor and Members of Council

From: Development Approval & Planning Policy Department

Meeting: 2012-09-11

Subject: OPA 226 Modifications

RECOMMENDATIONS

That Report DP-2012-085 regarding OPA 226 Modifications be received;

That Council endorse the modifications to OPA 226 as set out in DP-2012-085;

That Council authorize Davis LLP to execute a Schedule of Modifications, attached as Schedule A to Report DP-2012-085, in a form satisfactory to the Director of Development Approval and Planning Policy with the Region of Peel containing the modifications to OPA 226 as set out in DP-2012-085;

That Council direct Davis LLP to submit OPA 226 as modified, as outlined in the Schedule of Modifications, to the Ontario Municipal Board for approval pursuant to Sections 17 and 26 of the *Planning Act*; and,

That a copy of this report and Council resolution be forwarded to the Clerks of the Region of Peel and the Cities of Brampton and Mississauga for their information.

ORIGIN/BACKGROUND

The Town of Caledon is required to bring its Official Plan into conformity with the following legislative and policy changes that were enacted by the Province of Ontario:

1. The Provincial Policy Statement 2005 (PPS 2005), which came into effect on March 1, 2005;
2. Bill 135, *The Greenbelt Act*, which received Royal Assent on February 24, 2005 and the Greenbelt Plan, which took effect December 14, 2004;
3. Bill 51, *The Planning and Conservation Land Statute Law Amendment Act*, which received Royal Assent on October 19, 2006; and,
4. Bill 136, *The Places To Grow Act*, which received Royal Assent on June 13, 2005, and the Growth Plan for the Greater Golden Horseshoe (the Growth Plan), which took effect on June 16, 2006.

Under Section 26(1) of the *Planning Act*, a municipality with an existing Official Plan is required to revise its policy no less frequently than every five years to ensure that it:

- a) conforms with provincial plans or does not conflict with them;
- b) has regard to matters of provincial interest listed in Section 2 of the *Planning Act*, and,
- c) is consistent with policy statements issued under Section 3 of the *Planning Act*.

The Town commenced a review of the existing Official Plan policies, known as the Provincial Policy Conformity (PPC) exercise in Spring 2007, and held a Public Open House and a Special Meeting of Council in June 2007 to inform the public of the new provincial directions and seek input on the scope of work proposed to meet the requirements set out in Section 26(1) of the *Planning Act*.

A selective review of the Caledon Official Plan in the following Key Topic Areas was undertaken:

1. Growth Forecasts & Density/Intensification Targets.
2. Employment Lands.
3. Transportation and Services.
4. Agriculture and Rural Policies.
5. Sustainability.
6. Water Resources/Watershed Planning.¹
7. Natural Heritage System (Greenbelt Plan Conformity).
8. Significant Woodlands/Significant Wildlife Habitat Study.
9. Housing.²

The planning process for the PPC exercise included extensive consultation with residents, First Nations, land owners, developers, agencies, and Council through numerous workshops, public meetings, and open houses. A series of Council workshops open to the public were held over the Summer/Fall of 2009.

This process culminated in the preparation of the Town's draft Provincial Policy Conformity Amendment, OPA 226, in the fall of 2009. OPA 226 was drafted in conformity to the Regional Official Plan Amendments (ROPAs) being generated through the Peel Region Official Plan Review (PROPR) process, in particular, ROPA 24: Growth Management, Employment and Employment Lands and Greenbelt Conformity and ROPA 21B: Natural Heritage, Agriculture. On October 20, 2009, draft OPA 226 was released for broad public consultation (Report PD 2009-74).

The statutory Open House was held on November 18, 2009 and the Public Information Meeting (PIM) on December 7, 2009. Prior to these public meetings, information related to the conformity exercise was posted on the Town's website and copies of the staff report were also widely circulated to stakeholders and all parties as prescribed under the *Planning Act* for their review and comments.

¹ The PPC Work Plan has been amended to separate out the Water Resources/Watershed Planning Key Topic Area to be conducted at a later date.

² The PPC work plan was further revised to include Housing as one of the PPC Key Topic Areas on August 25, 2009.

On June 8, 2010 OPA 226 was adopted by Caledon Council (Report PD 2010-036). OPA 226 was submitted to Peel Region for approval. On February 28, 2011 OPA 226 was appealed to the Ontario Municipal Board (OMB) by Solmar Development Corporation (Solmar), on the ground that Peel Region as the approval authority was not able to make a decision on OPA 226 within 180 days.

On October 27, 2010, the Minister of Municipal Affairs and Housing issued a draft decision on ROPA 24 which had been adopted by Regional Council on April 22, 2010. The draft decision proposed 110 modifications to ROPA 24. On November 25, 2010 ROPA 24 was appealed to the OMB by Solmar. Approval of ROPA 24, as well as other Regional Official Plan amendments of Peel Region's PROPR process, is needed for Peel Region to consider and approve OPA 226.

A series of discussions involving staff of the Province, the Region and the Area Municipalities took place in late 2010 and early 2011, which resulted in Minutes of Settlement signed by the Region, the Cities of Mississauga and Brampton, the Town of Caledon and by the Province on October 7, 2011. This settlement, known as the Government Settlement, proposed changes to ROPA 24 and included a Land Budget agreed to by all the five government parties. The Land Budget indicated how the Region would meet the Growth Plan forecasts and targets, including the Greenfield Density Target of 50 persons and jobs combined per hectare within the existing and future Designated Greenfield Area, which encompassed the future settlement expansions in Caledon.

Further discussions were held with the non-government parties in January 2012, resulting in Minutes of Settlement being signed with 1096288 Ontario Limited (Orangeville Airport), Solmar, the Mayfield West Developers Group, Brampton Brick and the Northwest Brampton Landowners Group. These settlements resulted in very few changes to ROPA 24, as the majority of the settlement items were regarding matters of interpretation, deferral of parts of ROPA 24, and Brampton's allocation of population growth within the boundaries of the municipality. ROPA 24 was approved by the OMB through an oral decision on June 25, 2012.

Regional Official Plan Amendment Number 21B (ROPA 21B) introduces amendments to the Regional Official Plan (ROP) related to natural heritage and agriculture. ROPA 21B was adopted by Regional Council on May 13, 2010 and submitted to the Ministry of Municipal Affairs and Housing (MMAH) for approval.

On November 15, 2010 the Minister issued a draft decision on ROPA 21B which contained 20 draft modifications. Caledon Council and Regional Council endorsed a set of proposed modifications to ROPA 21B on September 13, 2011 and March 8, 2012 respectively. Subsequently, on May 30, 2012 the Minister issued a Notice of Decision to approve ROPA 21B with all of the modifications as endorsed by Regional Council except one modification related to the definition for "naturalized plantation". MMAH has received five appeals of ROPA 21B to the OMB including an appeal by the Region related solely to the definition of "naturalized plantation". Settlement discussions are ongoing.

On June 28, 2012, Peel Regional Council adopted ROPA 26, a Regional Official Plan amendment to provide new and updated policies on incentives for intensification,

petroleum resources, human-made hazards, special policy areas, compatible active recreation, and transportation schedules, figures and policies for the Regional Official Plan. ROPA 26 has been submitted to the Province for approval.

DISCUSSION

The modifications to ROPA 24 as a result of the Ontario Municipal Board decision and the modifications to the provincially approved version of ROPA 21B have resulted in a need to modify the corresponding OPA 226 policies according to Section 27 of the *Planning Act*. Town and Regional staff has agreed to a total of 118 modifications to the version originally adopted by Council in June 2010, as listed in the table entitled "Proposed Modifications to OPA 226" that forms part of Schedule A to this report. As OPA 226 is the Town's provincial policy conformity exercise, these modifications to OPA 226 are obligatory for the Town to achieve conformity with the Provincial policies and plans.

The major proposed modifications to OPA 226 are generally described as follows.

Population and Employment Forecasts

The modifications to the population and employment forecasts in OPA 226 are being made to conform to the forecasts contained in the provincial Growth Plan 2006. These Growth Plan forecasts are allocated to the Area Municipalities including the Town of Caledon through the Region of Peel Official Plan. The Province is currently undertaking its five year review of the Growth Plan forecasts and new forecasts will be available at some future date. However, the Town and the Region are required to conform to the current version of the forecasts.

Through the Government Settlement, the population forecast for the Region of Peel for 2031 in Table 3 of ROPA 24 was reduced from 1,641,000 to 1,640,000 to conform to the Growth Plan forecast for the Region. The population forecast for Caledon in Table 3 was reduced from 111,000 to 108,000. Part of this reduction (1,000) was the result of a proportional reduction to allow the Region to meet the Growth Plan forecast and rounding. Part was a result of the Land Budget calculations for Greenfield density which determined that 2,000 population and jobs in the future Designated Greenfield Area needed to be transferred to the existing Designated Greenfield Area in Brampton to allow the Region to achieve the Greenfield Density Target of 50 persons and jobs combined per hectare. As a result, the employment forecast for Caledon in Table 3 was also reduced from 48,000 to 46,000.

The Land Budget calculation of Greenfield density determined that a maximum of 21,500 persons and 11,000 jobs could be located in future settlement expansions in Caledon; that the area of such expansions in Caledon must not exceed a total of 609 ha; and that the minimum density of the settlement expansions would be 53.4 persons and jobs combined per hectare. This target is not affected by development occurring within the Built-up Area.

These changes and targets have resulted in the need to modify the Town-wide population and employment forecasts in Table 4.1 and the allocation of population to the communities/areas in Caledon in Tables 4.2 to 4.6 of OPA 226, as originally adopted by

Council. The proposed modifications in the population and employment forecasts will also result in adjustments of ongoing settlement expansion studies since they have been based on locally generated growth forecasts and community desired Greenfield density.

The process of modifying the OPA 226 Tables consisted of two review operations. First, the growth numbers in the Growth Plan policy areas (the Built-up Area, existing Designated Greenfield Area, future Designated Greenfield Area, and rural area) in OPA 226 and proposed settlement area expansions, such as South Albion-Bolton Employment Land and North Hill Supermarket, Mayfield West Phase 2, Bolton Residential Expansion, and Alton Village Study were reviewed against the growth numbers in the Land Budget. Adjustments were made to the population growth numbers for Built-up area, the Designated Greenfield Area, the future Designated Greenfield Area and the rural area to ensure conformity to the Land Budget. These adjustments are reflected in revised Tables 4.2 to 4.6 in OPA 226. While Tables 4.2 to 4.6 in OPA 226 do not include employment numbers, it was necessary to adjust the planned employment numbers for communities/areas to ensure that they also meet the Land Budget targets for Caledon as a whole and the targets for the Growth Plan policy areas.

The second part of the review consisted of an assessment of the distribution of growth among the proposed settlement expansions and the densities that would be required for them to collectively conform to the Land Budget minimum density requirement of 53.4 persons and jobs combined per hectare. The planned growth allocations and land areas for the settlement expansions being proposed by the Town of Caledon were reviewed and adjusted to ensure an appropriate Greenfield density in each expansion, given the Land Budget minimum density/maximum land area requirements.

The proposed settlement expansions contain two types of employment: jobs that are located on employment lands and jobs that are not located on employment lands, such as population-serving employment, employment with no fixed place of work, and work-at-home jobs. The latter is normally considered part of residential areas. Both kinds of employment are taken into account in the calculation of conformity to the minimum Greenfield density of settlement expansions of 53.4 persons and jobs combined per hectare. The proposed South Albion-Bolton Employment Land and North Hill Supermarket expansion includes mainly employment lands employment, with the employment for the North Hill Supermarket being non-employment land jobs. The proposed Mayfield West Phase 2 expansion includes some employment lands employment and some non-employment lands employment in conjunction with the residential expansion component. The Bolton Residential Expansion will include non-employment lands employment. Assumptions about employment growth in these communities take into consideration the forecasts previously adopted by Council as part of the South Albion-Bolton Community Plan and Mayfield West Phase 2 Secondary Plan processes.

It was determined that if all the expansions as noted above were to proceed at their desired sizes and densities, the Town will not be able to meet the Land Budget minimum density/maximum land area requirements, and achieve conformity to ROPA 24 and the Growth Plan. Therefore, a comprehensive review of all proposed settlement area expansions is necessary.

Staff has taken the following factors into consideration in the review:

- 1.) Meeting ROPA 24 Land Budget requirements;
- 2.) The Town's long-established tri-nodal growth strategy;
- 3.) The growth prospects of all Growth Plan policy areas in Caledon;
- 4.) Findings from the Employment Land Needs Study (2007);
- 5.) Existing and planned infrastructure and public service facilities; and,
- 6.) Achievable residential density targets for all settlement expansions.

Three scenarios for shifting growth were examined. The first scenario considered evenly splitting the new residential growth (including non-employment land employment growth) and available new Designated Greenfield Area between the Bolton Residential Expansion and the Mayfield West 2 Secondary Plan expansion so that these two future residential communities would have the same density of 71 persons and jobs combined per hectare. This density target is considered high by staff for a typical suburban neighbourhood. In this scenario, it is assumed that the Alton settlement expansion proceeds as envisioned in the Alton Village Study at 25 persons and jobs combined per hectare.

Both the second and third scenarios assume the Bolton Residential Expansion and Mayfield West Phase 2 growth allocations and land area are split equally, but examine the prospects of Alton settlement expansion and its implications to other settlement area expansions. In the second scenario, it is assumed the Alton settlement expansion proceeds at a density of 50 persons and jobs combined per hectare. Since the density has doubled from the first scenario, it only requires half of the land area to accommodate the same amount of growth. The remaining half (16 ha) is included in the land area to be split equally between Bolton and Mayfield West resulting in the density in the Mayfield West Phase 2 and Bolton Residential Expansions to drop from 71 to 68.3 persons and jobs combined per hectare.

The third scenario assumes no settlement area expansion for Alton, and the Bolton Residential Expansion and Mayfield West Phase 2 equally share the proposed growth allocations and land area for Alton. The third scenario results in a very minor drop in the Mayfield West Phase 2 and Bolton Residential Expansions density to drop from 68.3 to 67.8 persons and jobs combined per hectare.

The second scenario in which Alton expands at a density of 50 persons and jobs combined per hectare is recommended because it allows for growth in Alton while avoiding the need for Mayfield West and Bolton to compensate for a low density in the Alton expansion. Alton has a long history of planning for growth and the Alton Village Study has proposed a certain amount of growth to support economic development and allow for a compact and complete community based on the policy directions of the Provincial Policy Statement and Growth Plan.

The recommended scenario would result in a reduction of approximately 1,800 population, 273 jobs and 69 ha of associated expansion land area from the ongoing Mayfield West Phase 2 secondary plan.

In all the three scenarios, employment lands employment and the land area are not part of the calculation.

Based on the recommended scenario, the proposed settlement expansions will have the population, employment lands employment, non-employment land employment, land area and density as shown on Table 1. Table 1 also shows how these figures conform to the Land Budget requirements.

Table 1 Population, Employment, Land Area and Density by Settlement Expansion

				Total Pop. & Jobs	Area (ha)	Pop & Jobs/ha
ROPA 24 Land Budget				32,500	609	53.4
Proposed Settlement Expansions	Population	Non-Empl. Land Jobs	Empl. Land Jobs			
MW2 Employment			1,164	1,164	16	73
MW2 Residential	10,348	2,635		12,983	190	68
Mayfield West Total				14,147	206	69
Bolton Employment			4,567	4,567	198	23
Bolton Residential	10,348	2,635		12,983	190	68
Bolton Total				17,550	388	45
Villages (Alton) (2)	804			804	16	50
Total				32,501	610	53.4

It is important to note that the review, which may in part be a departure from previous work going back to OPA 203, is necessary given the effect of the Land Budget on the density of communities., It is necessary to revisit and adjust the distribution of population growth originally set out in OPA 203 and to split all (pre- and post-2021) Greenfield population growth equally between the Mayfield West Phase 2 and the Bolton Residential Expansion so that the future communities can be planned to achieve a practical density target. This review could not have been undertaken by the Town until after ROPA 24 and the Land Budget were approved by the OMB.

Status of 2021 Forecasts

The 2021 population and employment forecasts in the Caledon Official Plan have historically been interpreted as hard caps on the amount of development. The ROPA 24 settlements with non-government parties have introduced some flexibility in the interpretation of the 2021 forecasts at the Regional level with respect to the expansion of the Bolton and Mayfield West settlement areas and the build out of the Mayfield West Phase 1 Community Development Plan.

With the introduction of 2031 as the new planning horizon in OPA 226, it is recommended that the Town of Caledon take a similar position with respect to the

interpretation of the 2021 forecasts and consider the forecasts as reference numbers rather than hard caps. This consistency with the Regional Plan would also provide flexibility for the Town's planning while retaining the opportunity to control growth through other means, such as phasing policies for specific areas introduced through secondary plans.

The phasing on a Town-wide basis allows growth to occur in a managed way and allows flexibility to accelerate in each area so that neighbourhoods are completed in a timely way. This may mean acceleration in Mayfield West Phase 2 beyond the old 2021 number of 3900 and when the residential studies in Bolton are complete, it also could move forward with different limits each year to satisfy the build-out of chosen neighbourhoods or areas.

The 2,100 population allocated to the existing residential land area within Mayfield West Phase 1 through the Mayfield West Phase 2 Secondary Plan process, as endorsed by Council on August 10, 2010, may proceed before 2021 subject to existing phasing requirements as outlined in OPA 208. The Mayfield West Phase 1 land is considered part of existing Designated Greenfield Area in the ROPA 24 Land Budget, and is thus not included in the amount of growth to be split between Bolton Residential Expansion and Mayfield West Phase 2.

Palgrave Estate Residential Community (PERC)

The provincial mapping prepared for the Growth Plan in 2006 showed a built-up area and designated Greenfield area in the PERC. This had serious implications for the Greenfield density target, as the very low density development approved in the PERC would reduce the overall density in the designated Greenfield area. The original ROPA 24 and Figure 1 Growth Plan Policy Areas in OPA 226 showed the PERC as an undelineated built-up area which meant that all of the growth in this area would be considered intensification. The Government Settlement on ROPA 24 modified the PERC to show it as a separate policy area and it will not be included in the Greenfield density calculation. Figure 1 of OPA 226 is proposed to be modified to conform to ROPA 24 and show the PERC as the "Palgrave Estate Residential Community".

Settlement Study Areas

The original ROPA 24 showed three Settlement Study Areas around Mayfield West, Tullamore and Bolton on Schedule D Regional Structure. The Settlement Study Areas were intended to delineate the general geographic area within which the Town would undertake studies to identify future settlement boundary expansions. ROPA 24 outlined the objectives and policies for Settlement Study Areas in Section 5.4.7. Similarly, OPA 226 showed the three Settlement Study Areas on Official Plan Schedule A1 Town Structure and outlined the objectives and policies in Section 4.1.7.

The Region has agreed that the Settlement Study Areas can continue to be shown on Official Plan Schedule A1 of OPA 226. However, Section 4.1.7 of OPA 226 is being modified in response to the changes to Section 5.4.7 in ROPA 24 as follows:

- 4.1.7 The Town of Caledon will study areas around Bolton, Mayfield West and Tullamore as shown on Schedule A1 for possible settlement expansions to accommodate the population and employment forecasts shown in

Table 4.1 recognizing a settlement area boundary expansion may only occur as part of a municipal comprehensive review.

Lake Simcoe Protection Plan

The Lake Simcoe Protection Plan is a relatively new provincial plan which applies to a small area in the northeast corner of Caledon. The area subject to the Lake Simcoe Protection Plan has been added to Official Plan Schedule A1 Town Structure and to Schedule S The Greenbelt in Caledon through the modifications. References to the Lake Simcoe Protection Plan are being added through the modifications wherever provincial plans are listed in the amendment or where specific policies pertain to provincial plans. In particular, references to the Lake Simcoe Protection Plan are being added to Section 1.5 of OPA 226 which introduces the Provincial Policy Statement and provincial plans and Section 6.6.3 which addresses conformity to the Provincial Policy Statement and provincial plans, interpretation of plan boundaries, conflicts between policies and transition provisions.

Employment Lands

The modifications include the inclusion of several new and revised Employment Lands policies in OPA 226 including: Section 5.5.3.7 which states that “Caledon will develop employment areas at a density that contributes to achieving the overall Greenfield Density Target for Caledon ...”. This policy replaces a similar policy which stated that “Caledon will consider incorporating policies that facilitate, where appropriate, employment uses that contribute to the achievement of the Regional Greenfield Density Target.” A new sub-section has been added to Section 5.5.3.14 regarding conversion of employment lands to non-employment uses, based on the wording in the equivalent policy in ROPA 24. Sub-section h) states “For the purposes of this policy, major retail, residential, and non-ancillary uses are not considered employment uses.” A new Section 5.5.3.16 has been added which states that the Town will “monitor the supply of employment lands on an annual basis to determine if an adequate supply exists to accommodate the forecasts in Table 4.1.”

Conformity with ROPA 24 Greenbelt Plan Policies and ROPA 21B

A total of 38 modifications to OPA 226 were proposed in order to bring OPA 226 into greater conformity to ROPA 24 (Greenbelt Plan component) and ROPA 21B (natural heritage and agricultural component) and the PPS 2005. In most instances the proposed modifications to OPA 226 are minor or technical in nature and are being recommended for the purpose of providing greater clarity or clarification of an existing policy. In other instances the proposed modifications to OPA 226 are more substantive and these are described below.

Definition of “Woodlands”: OPA 226 includes a definition of “woodlands” which references woodlands as “complex ecosystems”. Provincial staff indicated that this reference is not consistent with the PPS 2005 and that woodlands can be simple or complex ecosystems. The definition of “woodlands” is proposed to be modified so that it is consistent with the PPS.

Mineral Resource Policies: Mineral resource extraction is prohibited within lands designated Environmental Policy Area (EPA) in the Town’s Official Plan, with the

exception of specific notwithstanding clauses included in Section 5.11.2.2.6. OPA 226 contains changes to the policy framework which is used to identify Environmental Policy Area (EPA) in the Town, and also adds new natural heritage features to the EPA designation to reflect the Greenbelt Plan Key Natural Heritage Features and Key Hydrologic Features.

The Greenbelt Plan provides detailed policies for mineral aggregate resource operations in key natural heritage features and key hydrologic features. The Greenbelt Plan does not permit municipal official plans to contain policies that are more restrictive than the Greenbelt Plan with respect to mineral aggregate resource uses, except where a municipality has undertaken a comprehensive aggregate resource management study and incorporated the results into its official plan. Through the Caledon Community Resources Study (CCRS) and Official Plan Amendment Number 161 (OPA 161) process, detailed Town-wide policies for mineral aggregate resources were incorporated into the Town's Official Plan to clarify and implement provincial and regional policy direction for mineral aggregate resources at the local level. The policies in OPA 161 are deemed to conform to the Greenbelt Plan.

In regard to the identification of the EPA in the Town, James Dick Construction Limited (JDCL) and Lafarge Canada Inc. (Lafarge) have raised concerns that OPA 226 introduces a new policy framework that is more restrictive than OPA 161 and, consequently, more restrictive than the Greenbelt Plan policies as they relate to new or expanded mineral resource operations in the Town. As such, JDCL and Lafarge have requested modifications to the Town's mineral resource policies to ensure that the policies do not conflict with the Greenbelt Plan and are consistent with the policies contained in the Town's Official Plan, as amended by OPA 161.

The proposed modifications to OPA 226 with respect to mineral resources conform to the Greenbelt Plan and are consistent with OPA 161.

FINANCIAL IMPLICATIONS

The modifications for OPA 226 are being made to bring the growth numbers and land areas for the proposed settlement expansions into conformity with the Land Budget requirements. There are no immediate financial implications at this time. Longer term financial implications will be determined through the update of the Town's development charge background study.

LEGAL IMPLICATIONS

The Town of Caledon and the Region of Peel are required to bring their Official Plans into conformity with provincial planning legislation and policies in accordance with Section 26 of the Planning Act. The approval of ROPA 24 by the OMB and the approval of ROPA 21B by the Province were key steps in achieving conformity at the Regional level. The modification of OPA 226 to conform to ROPA 24 and ROPA 21B is a key step in achieving conformity at the area municipal level.

With the amendments to ROPA 24 having been approved by the OMB, amendments to OPA 226 as originally adopted by the Town are required to bring the Town's Official Plan into conformity not only with the applicable provincial policies and plans as required by

Section 26 of the Planning Act, but also with the Region of Peel Official Plan as amended by ROPA 24 and ROPA 21B.

As OPA 226 is currently before the OMB, the OMB is the approval authority. The Town must take a position on the appropriate modifications to OPA 226 to establish its position before the Board. A pre-hearing conference has been scheduled for November 1 and 2, 2012, and the Town needs to establish its position on the appropriate modifications to OPA 226 sufficiently in advance of the pre-hearing in order for interested parties to be able to establish their own positions on and issues with OPA 226 as modified. The Board does not typically set hearing dates until issues have been identified, and the scheduling of a timely hearing date on OPA 226 therefore requires that the Town take a position now on the appropriate form of OPA 226.

The proposed modifications to OPA 226 include changes in the population allocations previously adopted by Council. This will likely have implications for stakeholders who have previously expected more population in Mayfield West prior to 2031.

NEXT STEPS

Peel Region staff will present the modifications to OPA 226 to Regional Council and present the Region's position on OPA 226 as modified to the OMB at the prehearing conference to be held on November 1 and 2, 2012.

The Town's Legal Counsel will invite affected parties and individuals to review the modifications and provide an issues list. Planning staff and the Legal counsel will be meeting with them to discuss their issues for a possible settlement prior to the prehearing conference. These discussions may continue after the first prehearing conference.

Further changes to OPA 226 as a result of the settlement discussions will be presented to Council for endorsement.

COMMUNITY BASED STRATEGIC PLAN

The matters discussed in this report relate to Goal 2 of the CBSP: facilitate development of a safe, beautiful, Connected and vibrant community of communities based on sound planning principles, and specifically Strategic Objective 2D: Manage Growth and Use Land Wisely.

POLICIES/LEGISLATION

The Planning Act 1990

The Planning and Conservation Land Statute Law Amendment Act 2006

The Places to Grow Act 2005

Growth Plan for the Greater Golden Horseshoe 2006

Provincial Policy Statement 2005

Greenbelt Plan 2005

Region of Peel Official Plan

Region of Peel Official Plan Amendment 24

Region of Peel Official Plan Amendment 21B

Town of Caledon Official Plan

CONSULTATIONS

The modifications to OPA 226 were developed in consultation with staff of the Region of Peel. City of Mississauga and City of Brampton staff was provided with an update on the proposed modifications to OPA 226 through the Region of Peel Planning Technical Advisory Committee. The following individuals were also consulted:

Chris Barnett, Davis LLP, External Legal Counsel
Fuwing Wong, Treasurer
Patricia De Sario, Solicitor

ATTACHMENTS

Schedule A: Modifications to OPA 226 including the Modifications Table and Consolidated Amendment (Track Changes Version)

CONCLUSION

Modifications to OPA 226 as adopted by Council on June 8, 2010 are required to conform to the Regional Plan, including ROPA 24 (Growth Management, Employment Lands and Greenbelt Plan components) and ROPA 21B (Natural Heritage and Agriculture components). ROPA 24 and the ROPA 24 Land Budget have been approved by the OMB and ROPA 21B has been approved by the Province and appealed to the OMB.

Conformity with the ROPA 24 Land Budget has been achieved through a comprehensive review of the population and employment growth numbers and land areas in the proposed settlement areas. As a result of this review, adjustments have been made to the growth distributions in the provincial policy areas including the Built-up Area, existing Designated Greenfield Area, future Designated Greenfield Area and the rural area.

Based on the comprehensive review, staff recommends the redistribution of new Greenfield residential growth, including non-employment area employment growth, between the Mayfield West Phase 2 and the Bolton Residential Expansion so that each settlement expansion receives an equal amount of growth and the residential densities in the two communities will be the same. Staff further recommends that Alton continue to receive the amount of growth planned in the Alton Village Study to complete the community and support economic development.

This comprehensive review process and resulting modifications to OPA 226 are necessary for the defense and approval of OPA 226 and the subsequent approval of the proposed settlement expansions in Caledon. It has demonstrated that all of the proposed settlement expansions conform to the ROPA 24 Land Budget and, as such, will form part of the municipal comprehensive review process for those expansions.

Town staff recommends the proposed modifications to OPA 226 related to Greenbelt Plan conformity and ROPA 21B for clarity on Regional policy and ensure consistency with provincial policy. The current policy framework continues to provide an excellent



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foundation for achieving an appropriate balance between protecting natural heritage and agricultural resources and permitting development and/or site alteration.

It is recommended that Council endorse the proposed modifications to OPA 226 which are described in this Report.

Prepared by: Kathie Kurtz

Approver (L1): Haiqing Xu

Approver (L2): Mary Hall

Approver (L3): Douglas Barnes

Approver (L4):

Approver (L5):

Mod. #	Caledon OPA 226 Item #	Proposed Modifications to OPA 226
1	Part A – The Preamble, Purpose of the Amendment	Purpose of the Amendment: is modified by changing December "14" to December "16" in the second point in the numerical list. Further, Basis: is modified by inserting the word "established" after "PPC Work Plan" in the third paragraph beginning "On September 11, 2007" and by deleting "6. Water Resources/Watershed Planning" in the numerical list following the third paragraph.
2	Item 1, Policy 1.4	Policy 1.4 is modified by changing "to" to "the" after "Under" and before "tri-nodal" in the tenth line of the second paragraph, by changing December "14" to December "16" in the second point in the numerical list in the eighth paragraph and by adding "(8)" after "eight" and before "Key Topic Areas" in the sixth line of the ninth paragraph and by deleting "Water Resources/Watershed Planning" following "Sustainability" in the ninth line of the ninth paragraph.
3	Item 2, Policy 1.1	Policy 1.1 is modified by changing "greater" to upper case before "Toronto Area" in the second line.
4	Item 4, Policy 1.5	Policy 1.5 is modified by deleting "four" and replacing it with "five" after "subject to" and before "Provincial Plans" in the first line of the second paragraph and by adding "the Lake Simcoe Protection Plan;" after "the Greenbelt Plan;" in the third line of the second paragraph.
5	Item 4, Policy 1.5.2	Policy 1.5.2 is modified by adding in the following at the end of the Policy: <ul style="list-style-type: none">• The Town shall encourage the protection and development of a park and trail system through the Niagara Escarpment.• The Town shall encourage the continued protection, enhancement or restoration of natural features within the Niagara Escarpment Area.
6	Item 4, Policy 1.5.4	Policy 1.5 is modified by adding a new Policy 1.5.4 and by renumbering all subsequent sections accordingly: Policy 1.5.4 Lake Simcoe Protection Plan The Lake Simcoe Protection Act, 2008 provides for the establishment of the Lake Simcoe Protection Plan which came into effect on June 2, 2010. The Lake Simcoe Protection Plan is a watershed-based plan that provides a roadmap to help restore and protect the health of Lake Simcoe. The Town of Caledon shall review the Lake Simcoe Protection Plan and incorporate policies to enable its implementation through a future Official Plan Amendment.
7	Item 5, Renumbered Policy 1.6, Last Paragraph	Item 5 is modified by deleting the last line in the last paragraph which states: "Information regarding the most current set of operating protocols is attached to this Plan as Appendix VI."
8	Item 10, Policy 3.1.1	Policy 3.1.1 is modified by deleting the last sentence in paragraph one: "Under many policy models, sustainability is considered to have three primary pillars: economic; environmental; and social/cultural." And replacing with the following: "Under many policy models, the primary pillars of sustainability are: economic; environmental; and social/cultural."

Mod. #	Caledon OPA 226 Item #	Proposed Modifications to OPA 226
9	Item 10, Policy 3.1.1	Policy 3.1.1 is modified by inserting a comma between the words "vital" and "rural" in the fifth bullet point
10	Item 10, Policy 3.1.2.1	Policy 3.1.1 is further modified by adding the following wording as the last bullet point: "protection and promotion of health and well-being"
11	Item 10, Policy 3.1.3.7	Policy 3.1.2.1 is modified by deleting the word "three" in the first sentence
12	Item 10, Policy 3.1.3.7.1	Policy 3.1.3.7 is modified by adding the word "healthy" after the word "are" and before "liveable" in the first sentence of the second paragraph
13	Item 10, Policy 3.1.3.8	Policy 3.1.3.7.1 is modified by removing bullet nine and replacing with the following: "Promoting and protecting public health, well-being and safety"
14	Item 10, Policy 3.1.3.10.3	Policy 3.1.3.8 is modified by changing the first letters of "natural heritage systems" to upper case in the seventh line of the first paragraph and the first letter of "greater" to upper case before "Toronto Area" in the eighth line of the first paragraph.
15	Item 10, Policy 3.1.3.13	Policy 3.1.3.10.3 is modified by adding the following to the end of the sentence: "and in accordance with the <i>Green Energy Act.</i> "
16	Item 10, Policy 3.1.3.13.1	Policy 3.1.3.13 is modified by deleting the word "three" in the seventh line.
17	New Item , Policy 3.2.2.2.6	Policy 3.1.3.13.1 is modified by deleting the word "three" in the fifth line.
18	Item 14, Policy 3.2.3.1.2	Policy 3.2.2.2.6 is modified by adding "all levels of government," before "various agencies".
19	Item 16, Table 3.1	Policy 3.2.3.1.2 is modified by replacing "and Sections 7.10 and 7.13 respectively" with "and Section 7.13 respectively", Table 3.1 is modified by deleting the two rows to be added to the bottom of the table and replacing them with the following:
	Greenbelt Key Natural Heritage Features*	All KNHF's**** and their related VPZ's*****
	Greenbelt Key Hydrological Features*	All KHIF's**** and their related VPZ's*****

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20	Item 22, Policy 3.2.4.8
21	New Item , Policy 3.2.5.9
22	New Item, Policy 3.2.5.9.1
23	New Item, Policy 3.2.5.9.2
24	New Item, Policy 3.2.5.9.3
25	Item 28, Policy 3.2.5.11.2
26	Item 28, Policy 3.2.5.18.1
27	Item 31, Policy 3.5.3.3.2
28	Item 31, Policy 3.5.3.5.3
29	Item 32, Policy 4.1
30	Item 32, Policy 4.1
31	Item 32, Policy 4.1
32	Item 32, Policy 4.1.1.3.1 a)
33	Item 32, Policy 4.1.2

Policy 3.2.4.8 is modified by adding "and their associated Vegetation Protection Zones" after "lands that are determined to be KNHF's and KHFS" in the final sentence of the paragraph.
As it relates to renumbered Section 3.2.5.9, is modified by replacing the heading "Vulnerable, Threatened and Endangered Species" with "Habitat of Threatened and Endangered Species".
Policy 3.2.5.9.1 is modified by replacing "areas necessary for the continued health and survival of vulnerable, threatened and endangered species" with "within the Significant Habitat of Threatened and Endangered Species".
Policy 3.2.5.9.2 is modified by replacing "Sites containing vulnerable, threatened and endangered species" with "The Significant Habitat of Threatened and Endangered Species".
Policy 3.2.5.9.3 is modified by deleting the word "vulnerable".
Policy 3.2.5.11.2 is modified by adding the words "the Niagara Escarpment Commission and" after "of" and before "other."
Policy 3.2.5.18.1 is modified by adding "and their associated Vegetation Protection Zones" after "Key Hydrologic Features".
Policy 3.5.3.3.2 is modified by deleting it in its entirety and replacing with the following: "The Town shall work with the Region and area municipalities to implement annual minimum new housing targets with respect to social housing, affordable rental, affordable ownership and market housing, as established in Figure 17 in the Region of Peel Official Plan."
The second Policy 3.5.3.5.3 is modified by renumbering as Policy 3.5.3.5.4
Policy 4.1 is modified by adding "the Lake Simcoe Protection Plan," after "the Oak Ridges Moraine Conservation Plan," in the seventh line of the first paragraph
Policy 4.1, Paragraph 2 is modified by deleting the words "Schedule A and/or Schedule A1" and replacing with "Schedule A, A1 and/or Figure 1"
Policy 4.1 is modified by adding "the Lake Simcoe Protection Plan," after "(components of the Greenbelt Plan);" in the third line of the first bullet point and by deleting the word "Area" in the last sentence of the first bullet, and replacing with "Policy Areas"
Policy 4.1.1.3.1. a) is modified by deleting the word "centres" after the word "urban" in the last sentence and replacing with the word "communities"
Policy 4.1.2 is modified by deleting "Schedule A Land Use Plan" in the second sentence and replacing with "Schedule A1 Town Structure".

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34	Item 32, Policy 4.1.5	Policy 4.1.5 is modified by changing the first letters of "heritage systems" to upper case in the first line of the first paragraph, and by changing the first letter of "Structure" to lower case in the last line if the first paragraph.
35	Item 32, Policy 4.1.7	Policy 4.1.7 is deleted in its entirety and replaced with the following: Policy 4.1.7: The Town of Caledon will study areas around Bolton, Mayfield West and Tullamore as shown on Schedule A1 for possible settlement expansions to accommodate the population and employment forecasts shown in Table 4.1 recognizing a settlement area boundary expansion may only occur as part of a municipal comprehensive review.
36	Item 32, Policy 4.2.1.1	Policy 4.2.1.1 is modified by deleting "and the Palgrave Estate Residential Community" from the fourth sentence in the second paragraph.
37	Item 32, Policy 4.2.1.3	Policy 4.2.1.3 is modified by adding the following new policy 4.2.1.3.4: Policy 4.2.1.3.4: To 2031, the minimum amount of residential development allocated within the built-up area shall be 1,500 units.
38	Item 32, Policy 4.2.2.1	Policy 4.2.2.1 is modified by deleting the second paragraph in its entirety and replacing with the following: "In response to this Provincial direction, the Region of Peel Official Plan states that the Region plans to achieve a minimum Greenfield density of 50 residents and jobs combined per hectare by 2031."
39	Item 32, Policy 4.2.2.1	Policy 4.2.2.1 is modified by deleting the last paragraph and replacing with the following: "The Palgrave Estate Residential Community is shown as an estate community in the Region of Peel Official Plan and on Figure 1 of this Plan and is excluded from calculations of greenfield density targets."
40	Item 32, Policy 4.2.3.1	Policy 4.2.3.1 is modified by deleting it in its entirety and replacing with the following: Policy 4.2.3.1: Development within the Designated Greenfield Area shall be designed to meet or exceed the minimum overall density of 42 residents and jobs combined per hectare.
41	Item 32, Policy 4.2.3.1	Policy 4.2.3.1 is modified by deleting it in its entirety and replacing with the following: Policy 4.2.3.1: An Official Plan Amendment and a municipal comprehensive review are required to expand the boundary of any settlement. As the boundaries of the Rural Service Centres in Caledon are designated in the Region of Peel Official Plan, a Regional Official Plan Amendment is also required to expand the boundary of a Rural Service Centre. The Region of Peel Official Plan lists the matters that must be demonstrated through the municipal comprehensive review in Section 7.9.2.12. The Region will determine if a municipal comprehensive review to expand a settlement boundary has met the requirements of Section 7.9.2.12. The Town of Caledon Official Plan lists the matters that the Town requires to be addressed in a municipal comprehensive review in Section 4.2.3.3.1, based on provincial and regional requirements and local considerations.

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42	Item 32, Policy 4.2.3.3.1	<p>Policy 4.2.3.3.1 b) is modified by adding "natural" before "environmental" and the following to the end of the sentence: ", including identification of a natural heritage system;" (edited policy)</p> <p>Policy 4.2.3.3.1 g) is modified by adding the wording "as determined by the Region" after "opportunities" and before "to"</p> <p>Policy 4.2.3.3.1 k) is modified by adding the wording "the Lake Simcoe Protection Plan" after "the Oak Ridges Moraine Conservation Plan,"</p> <p>Policy 4.2.3.3.1 l) is modified by adding the wording "conformity with" to the beginning of the sentence;</p> <p>Policy 4.2.3.3.1 n) is modified by deleting it in its entirety and replacing with the following: n) the timing of the expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the Regional and municipal intensification and density targets;</p> <p>Policy 4.2.3.3.1 is further modified by adding the following after Policy 4.2.3.3.1 p):</p> <p>q) the proposed expansion will meet the requirements of the Greenbelt Plan, Niagara Escarpment Plan, Lake Simcoe Protection Plan, and the Oak Ridges Moraine Conservation Plan; and,</p> <p>r) in determining the most appropriate location for expansions to the boundaries of settlement areas the polices of Section 2 and 3 of the Provincial Policy Statement, 2005 are applied.</p>
43	Item 32, Tables 4.1 – 4.6	Tables 4.1 – 4.6 are modified by deleting them in their entirety and replacing with Tables 4.1 – 4.6 as attached in Appendix A to this chart.
44	Item 32, Policy 4.2.6.2	Policy 4.2.6.2 is modified by deleting "The 2011 population for Caledon East represents an interpolation based on the 2016 population of 6,400 as projected in the Caledon East Secondary Plan."
45	Item 34, Policy 5.0	Item 34 is modified by adding "the Lake Simcoe Protection Plan;" after "the Oak Ridges Moraine Conservation Plan;" in the second paragraph.
46	Item 54, Policy 5.5.1, Paragraph 3	Policy 5.5.1 is modified by removing "and the employment needs" after "forecasts" and before "identified."
47	Item 54, Policy 5.5.1, Paragraph 4	Policy 5.5.1 is further modified by removing "This analysis is summarized on Figure 15 of the Regional Official Plan" in the third paragraph Policy 5.5.1 paragraph 4 is modified by removing "and are subject to approval by the Region of Peel" after "review."

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48	Item 54, Policy 5.5.1 Paragraph 7	Further, Policy 5.5.1 paragraph 4 is modified by adding "residential and non-ancillary" after "major retail" and before "uses."
49	Item 55, Policy 5.5.2.3	Policy 5.5.1 paragraph 7 is modified by replacing the number "4.1.5" with "4.1.6."
50	Item 56, Policy 5.5.2	Policy 5.5.1 paragraph 7 is further modified by deleting "for employment land needs" and replacing with "and acknowledges the increased demands for employment land" in the last sentence.
51	Item 57, Policy 5.5.2.9	Policy 5.5.2.3 is modified by deleting "e)" which precedes the policy
52	Item 57, Policy 5.5.2.11	Policy 5.5.2 is modified by deleting the word "Sections" and replacing it with "Section" in the second line after "the following new". Further, Policy 5.5.2 is modified by deleting Policy 5.5.2.5 "To encourage the study and protection of the Strategic Infrastructure Study Area shown on Schedule A, for potential infrastructure and employment lands."
53	Item 59, Policy 5.5.3.6	Policy 5.5.2.9 is modified by adding "plan for," after "To" and before "protect" and by adding "and preserve" after "protect" and before "the employment."
54	Item 59, Policy 5.5.3.7	Policy 5.5.2.11 is modified by deleting it in its entirety and replacing with the following: To develop employment areas at a density that contributes to achieving the overall Greenfield Density Target for Caledon as per Policy 4.2.2.1 and Policy 4.2.2.3.1
55	Item 59, Policy 5.5.3.9	Policy 5.5.3.6 is modified by deleting "and employment land needs" in the third line after "potential infrastructure".
56	Item 63, Policy 5.5.3.14	Policy 5.5.3.7 is modified by deleting it in its entirety and replacing with the following: Through its community planning for employment lands, Caledon will develop employment areas at a density that contributes to achieving the overall Greenfield Density Target for Caledon as per Policy 4.2.2.1 and Policy 4.2.2.3.1
		Policy 5.5.3.9 is modified by adding "and areas with existing frequent transit service or existing or planned higher order transit service" to the end of the sentence.
		Policy 5.5.3.14 first paragraph is modified by adding "through a municipal comprehensive review" before "where" and after "permitted."
		Policy 5.5.3.14 a) is modified by adding "the" after "need for" and before "conversion" and deleting "that has been established through a municipal comprehensive review" after "conversion;"
		Policy 5.5.3.14 c) is modified by deleting the word "Regional"
		Policy 5.5.3.14 f) is modified by deleting it in its entirety, and renumbering all subsequent policies
		Policy 5.5.3.14 is modified by adding the following after bullet h):

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	<p>"For the purposes of this policy, major retail, residential, and non-ancillary uses are not considered employment uses."</p>
57	Item 64, Policy 5.5.3.15
58	New Item, Policy 5.5.3.16
59	New Item, Policy 5.6.2.4
	<p>Policy 5.5.3.15 is modified by adding the letter "s" to the end of the word "Use" after "Industrial"</p> <p>Policy 5.5.3 is modified by adding a new Policy 5.5.3.16 and renumbering subsequent sections accordingly:</p> <p>Policy 5.5.3.16: Monitor, in collaboration with the Region of Peel, the supply of employment lands on an annual basis to determine if an adequate supply exists to accommodate the forecasts in Table 4.1.</p> <p>Policy 5.6.2 is modified by adding a new Policy 5.6.2.4:</p> <p>Policy 5.6.2.4: Major Institutional development will be encouraged to locate in Major Transit Station Areas and areas with existing frequent transit service or existing or planned higher order transit service."</p> <p>The subsequent sections should be re-numbered to reflect the updated Policy numbering.</p>
60	Item 84, Policy 5.9.1
61	Item 86, Renumbered Policy 5.9.3
62	Item 98, Policy 5.9.5.2.11
63	Item 101, Policy 5.9.5.4
64	Item 102, Policy 5.9.5.4.2 (b)
	<p>Policy 5.9.1 is modified by adding "and" after "adjacent municipalities" in the tenth line of the third paragraph.</p> <p>Item 86, Paragraph 1 is modified by deleting "5.9.3.12" after "5.9.3.1 to" and replacing with "5.9.3.11"</p> <p>Policy 5.9.5.2.11 is modified by removing the underline under the word "sections" in the second line of the first paragraph.</p> <p>Policy 5.9.5.4 is modified by adding "and" after "compact" and before "complete" in the third line;</p> <p>Policy 5.9.5.4 is modified by adding "the" after "Region" and before "Province" in the sixth line;</p> <p>Policy 5.9.5.4 is modified by adding "the" after "Bolton" and before "optimum" in the thirteenth line; and,</p> <p>Policy 5.9.5.4 is modified by adding "Street" after "Huronario" and before "higher order" in the fourteenth line.</p> <p>Policy 5.9.5.4.2 a) is modified by deleting "the" before "Go Rail service" and by deleting "for the site identified by the Province" after "Go Rail service"; and b) is modified by deleting the existing wording and replacing with the following:</p> <p>"Protect the location for the future GO Rail service that has been identified by Metrolinx and the Province."</p> <p>The location of the Go station should be reflected on Schedule A1 in the Town of Caledon Official Plan Amendment</p>

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65	Item 106, Policy 5.9.5.7	Policy 5.9.5.7 recognizes Brampton Flying Club, although it has not been recognized on a schedule.
66	New Item, Policy 5.10.7.3.1	The location of the Brampton Flying Club should be shown on Schedule A1 in the Town of Caledon Official Plan Amendment Policy 5.10.7.3.1 is amended by adding the following sentence after the last sentence: "The Town of Caledon will review the function of Tullamore as an enhanced focus for employment growth that goes beyond its current function as an Industrial/Commercial Centre."
67	New Item, Policy 5.11.2.2.5	Policy 5.11.2.2.5 is modified by adding the following new Policy 5.11.2.2.5 k) after Policy 5.11.2.2.5 j): "5.11.2.2.5 k) within the Greenbelt Plan Area, features and areas that meet the criteria for Greenbelt Key Natural Heritage Features and Key Hydrologic Features, and their associated Vegetation Protection Zones, except as may be permitted in accordance with Section 5.11.2.2.8."
68	New Item, Policy 5.11.2.2.6	Policy 5.11.2.2.6 c) is modified by deleting it in its entirety and replacing with the following Policy 5.11.2.2.6 c): "5.11.2.2.6.c) Notwithstanding Sections 3.2.5.3.1 and 3.2.5.3.2, Woodland Core Areas and Other Woodlands, providing it can be demonstrated that: i) the Woodland has been assessed and does not satisfy any of the criteria for designation as Core Area of the Greenland System in Peel; ii) 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; iii) 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 shall 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; iv) 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; v) the quality, quantity and location of the aggregate resource warrant alteration or elimination of the Woodland; and vi) subsection i) does not apply to lands that were designated Extractive Industrial in this Plan on or before October 31, 1994."
69	New Item, Policy 5.11.2.2.6	Policy 5.11.2.2.6 is modified by adding the following new Policy 5.11.2.2.6 g) after Policy 5.11.2.2.6 f) and by renumbering all subsequent sections accordingly: "5.11.2.2.6 g) Notwithstanding Sections 3.2.4 and 3.2.5.11.1, Environmental Policy Areas that are solely Significant Wildlife Habitat, providing it can be demonstrated that:

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		<p>i. 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;</p> <p>ii. 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 shall 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;</p> <p>iii. 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; and,</p> <p>iv. the quality, quantity and location of the aggregate resource warrant alteration or elimination of the Significant Wildlife Habitat."</p>
70	New Item, Policy 5.11.2.2.6	Renumbered Policy 5.11.2.2.6 h) is modified by replacing "Section 3.1.5.6.2" with "Section 3.2.5.6.2" and by replacing "subsections 5.11.2.2.6 a) to f)" with "Sections 5.11.2.2.6 a) to g)".
71	New Item, Policy 5.11.2.2.6	Policy 5.11.2.2.6 is modified by deleting renumbered Section 5.11.2.2.6 i) in its entirety.
72	New Item, Policy 5.11.2.2	<p>Policy 5.11.2.2 is modified by adding the following new Policy 5.11.2.2.8 after Policy 5.11.2.2.7 and by renumbering all subsequent sections accordingly:</p> <p>"5.11.2.2.8 Notwithstanding Section 5.11.2.2.5, 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:</p> <ul style="list-style-type: none"> i. the Greenbelt KMHF or KHF does not satisfy the criteria for any other area or feature listed in Section 5.11.2.2.5 a) to d) and f) to i); ii. 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 are not permitted within significant wetlands, significant habitat of endangered species and threatened species, or significant woodlands, as defined by the Greenbelt Plan and identified in accordance with approved provincial criteria or, in the absence of approved provincial criteria, identified in accordance with municipal criteria; and, iii. the mineral aggregate operation meets all of the applicable provisions contained in Section 5.11.2.2.6.
73	New Item, Policy 5.11.2.9	Policy 5.11.2.9 is modified by deleting Policy 5.11.2.9.13 in its entirety and by renumbering all subsequent sections accordingly.
74	New Item, Policy 6.2.1.1	Policy 6.2.1.1 is modified by adding the following after the last sentence: "This assessment will also include ensuring that the Plan conforms with the provincial plans that are in effect, that the Plan has regard to matters of

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75	Item 123, Policy 6.2.1.6.2	provincial interest, and is consistent with provincial policy statements."
76	Item 129, Policy 6.6.3	Policy 6.2.1.6.2, is modified by adding a new subsection as follows: ii) Health Background Study
77	New Item, Policy 6.6.3.1.4	Policy 6.6.3 is modified by deleting the acronym "(PPP)" in the third sentence and replacing with the acronym "(PPS)" Policy 6.6.3 is amended by adding a new Policy 6.6.3.1.4 and by renumbering all subsequent sections accordingly. "6.6.3.1.4 Lake Simcoe Protection Plan Decisions under the <i>Planning Act</i> or the <i>Condominium Act</i> , 1998 or decisions related to a "prescribed instrument" are required to conform with the applicable "Designated Policies" in the Plan and have regard to the other applicable policies."
78	Item 129, Policy 6.6.3.2.1	Policy 6.6.3.2.1 is modified by deleting the period in the 6 th line of the second paragraph after the words "Niagara Escarpment Plan" and replacing with a comma and by replacing "As" with "as" after "Niagara Escarpment Plan".
79	New Item, Policy 6.6.3.2.3	Policy 6.6.3 is amended by adding new Policy 6.6.3.2.3 and by renumbering all subsequent sections accordingly: "6.6.3.2.3 Lake Simcoe Protection Plan 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 as: "Lake Simcoe and the parts of Ontario, the water of which drains into Lake Simcoe." Ontario Regulation 219/09 Section 2 (1) states that the boundaries of the Lake Simcoe Watershed "are described in a data file entitled "Lake Simcoe Protection Act Watershed Boundary" and dated May 29, 2009, as amended from time to time, that is maintained by the Ministry of Natural Resources."
80	Item 129, Policy 6.6.3.2.3	Policy 6.6.3.2.3 is modified by changing "Boundary" in the first line of the first paragraph from upper case to lower case Further, Policy 6.6.3.2.3 is modified by changing the first letter in "prime agricultural areas, agricultural areas, rural areas and settlement areas" in the third paragraph from lower case to upper case.
81	New Item, Policy 6.6.3.3.4	Policy 6.6.3 is amended by adding new Policy 6.6.3.3.4 and by renumbering all subsequent sections accordingly: 6.6.3.3.4 Lake Simcoe Protection Plan 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.

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82	New Item, Policy 6.6.3.4.4	<p>Policy 6.6.3 is amended by adding new Policy 6.6.3.4.4 and by renumbering all subsequent sections accordingly:</p> <p>6.6.3.4.4 Lake Simcoe Protection Plan</p> <p>The Lake Simcoe Protection Plan applies to the Lake Simcoe watershed as defined in Section 2 of the <i>Lake Simcoe Protection Act</i>, 2008 as: "Lake Simcoe and the parts of Ontario, the water of which drains into Lake Simcoe." Ontario Regulation 219/09 Section 2 (1) states that the boundaries of the Lake Simcoe Watershed "are described in a data file entitled "Lake Simcoe Protection Act Watershed Boundary" and dated May 29, 2009, as amended from time to time, that is maintained by the Ministry of Natural Resources as part of its Land Information Ontario Initiative."</p> <p>According to Ontario Regulation 219/09, the Lake Simcoe Protection Plan applies to all development applications under the <i>Planning Act</i> or <i>Condominium Act</i>, 1998, applications for permits under the <i>Conservation Authorities Act</i> or the <i>Public Lands Act</i>, and applications for approval under the <i>Lakes and Rivers Improvement Act</i> that had not commenced before the day the Lake Simcoe Protection Plan came into effect (i.e. June 2, 2009). Transition provisions for applications that were commenced before June 2, 2009 and were not decided upon as of that date are set out in O. Reg. 219/09, s.8 (3).</p>
83	Item 131, Policy 6.7	<p>Policy 6.7 is modified by deleting the definition for "Significant" and replacing it with the following:</p> <p><u>Significant</u>, shall mean:</p> <ul style="list-style-type: none"> a) in regard to cultural heritage, important in terms of amount, content, representation, effect or value; and b) in regard to habitat of Threatened and Endangered Species, the habitat, as approved by the Ministry of Natural Resources, that is necessary for the maintenance, survival, and/or recovery of naturally occurring or reintroduced populations of endangered species or threatened species, and where those areas of occurrence are occupied or habitually occupied by the species during all or any part(s) of its life cycle."
84	Item 131, Policy 6.7	<p>Policy 6.7 is modified by deleting the definition for "Woodland" and replacing it with the following:</p> <p>"Woodlands, shall mean ecosystems comprised of treed areas and the immediate biotic and abiotic environmental conditions on which they depend. Woodlands provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, the provision of clean air and the long-term storage of carbon, the provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands include woodlots, cultural woodlands, cultural savannahs, plantations and forested areas and may also contain remnants of old growth forests.</p> <p>Woodlands are further defined as any area greater than 0.5 ha that has:</p> <ul style="list-style-type: none"> a) a tree crown cover of over 60% of the ground, determinable from aerial photography, or b) a tree crown cover of over 25% of the ground, determinable from aerial photography, together with on-ground stem estimates of at least: <ul style="list-style-type: none"> • 1,000 trees of any size per hectare, • 750 trees measuring over five centimetres in diameter at breast height (1.37m), per hectare,

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		<p>500 trees measuring over 12 centimetres in diameter at breast height (1.37m), per hectare, or</p> <ul style="list-style-type: none"> • 250 trees measuring over 20 centimetres in diameter at breast height (1.37m), per hectare (densities based on the Forestry Act of Ontario 1998) <p>and, which have a minimum average width of 40 metres or more measured to crown edges.</p> <p>Treed portions with less than the required stocking level will be considered part of the woodland as long as the combination of all treed units in the overall connected treed area meets the required stocking level. Woodlands experiencing changes such as harvesting, blowdown or other tree mortality are still considered woodlands. Such changes are considered temporary whereby the forest still retains its long-term ecological value.</p> <p>Woodlands do not include plantations that are:</p> <ol style="list-style-type: none"> a) managed for production of fruits, nuts, Christmas trees or nursery stock; b) managed for tree products with an average rotation of less than 20 years (e.g. hybrid willow or poplar); or c) established and continuously managed for the sole purpose of complete removal at rotation, as demonstrated with documentation acceptable to the Region or area municipality, without a <i>woodland restoration</i> objective. <p>Additional exclusions may be considered for treed communities which are dominated by invasive non-native tree species such as buckthorn (<i>Rhamnus</i> species), Norway maple (<i>Acer platanoides</i>), or others deemed to be highly invasive, that threaten the ecological functions or biodiversity of native communities. Such exceptions should be supported by site-specific studies that consider 1) the degree of threat posed; 2) any potential positive and/or negative impact on the ecological functions or biodiversity of nearby or adjacent native communities; and 3) the projected natural succession of the community. Communities where native tree species comprise approximately 10 percent or less of the tree crown cover and approximately 100 or fewer stems of native tree species of any size per hectare would be candidates for exclusion."</p>
85	Item 135, Policy 7.13.3.1.1.1	Policy 7.13.3.1.1.1 is modified by replacing "Sections 5.1.1, 7.13.3.1.1.2 and 7.13.3.1.1.3" with "Sections 5.1.1, 7.13.3.1.1.2 to 7.13.3.1.1.5".
86	Item 135, Policy 7.13.3.1.1.1	Policy 7.13.3 is modified by adding the following new Policy 7.13.3.1.1.2 after Policy 7.13.3.1.1 and by renumbering all subsequent sections accordingly:
87	Item 135, Policy 7.13.3.1.1.3	"7.13.3.1.1.2 Prime Agricultural Areas shall not be redesignated for non-agricultural uses except in accordance with 7.13.3.1.1.3 and 7.13.3.1.1.4." Renumbered Policy 7.13.3.1.1.3 is modified by replacing "Section 7.13.3.2.6" with "Section 7.13.3.4".
88	Item 135, Policy 7.13.1.1.4	Policy 7.13.3 is modified by adding the following new Policy 7.13.3.1.1.5 after renumbered Policy 7.13.3.1.1.4: "Section 7.13.3.1.1.5 Minor refinements to the Prime Agricultural Area based on the Land Evaluation and Area Review (LEAR) to be completed by the Region of Peel and Town of Caledon subject to the criteria identified in the municipal implementation policies of Section 5.3 of the Greenbelt Plan. Such amendments are to be minor in nature, solely with a view to rationalizing Prime Agricultural Area boundaries.

Mod. #	Caledon OPA 226 Item #	Proposed Modifications to OPA 226
89	Item 135, Policy 7.13.1.2.2	Policy 7.13.3.1.2.2 is modified by replacing "Section 7.13.3.3" with "Section 7.13.3.4".
90	Item 135, Policy 7.13.1	Policy 7.13.1 is modified by deleting ", and" after "Niagara Escarpment Plan (NEP)" in the ninth line and adding "and Lake Simcoe Protection Plan," after "Oak Ridges Moraine Conservation Plan (ORMCP)" in the tenth line.
91	Item 135, Policy 7.13.2	Policy 7.13.2 is modified by changing "objectives" and "policies" from lower case to upper case in the fourth line.
92	Item 135, Policy 7.13.3.1.3	Policy 7.13.3 is modified by adding the following new Policy 7.13.3.1.2.4 after Policy 7.13.3.1.2.3: "7.13.3.1.2.4 New multiple units or lots for residential dwellings (e.g. estate residential subdivisions and adult lifestyle or retirement communities), whether by plan of subdivision, condominium or severance, shall not be permitted."
93	Item 135, Policy 7.13.3.1.3.2	Policy 7.13.3.1.3.2 is modified by replacing "Section 7.13.3.2.6" with "Section 7.13.3.4".
94	Item 135, Policy 7.13.1.3.3	Policy 7.13.3.1.3.3 is modified by replacing "Sections 7.13.4.3 to 7.13.4.6" with "Sections 7.13.4.1 to 7.13.4.6".
95	Item 135, Policy 7.13.3.1.3	Policy 7.13.3.1.3 is modified by adding the following new Policy 7.13.3.1.3.4 after Policy 7.13.3.1.3.3: "7.13.3.1.3.4 New multiple units or lots for residential dwellings (e.g. estate residential subdivisions and adult lifestyle or retirement communities), whether by plan of subdivision, condominium or severance, shall not be permitted."
96	Item 135, Policy 7.13.3.2.1	Policy 7.13.3.2.1 is modified by adding the following new Policy 7.13.3.2.1.5 after Policy 7.13.3.2.1.4: "7.13.3.2.1.5 Parkland dedication and school sites required as a condition of approval for development within an urban settlement area shall not be permitted within the Natural Heritage System of the Greenbelt Plan."
97	Item 135, Policy 7.13.3.2.2.3	Policy 7.13.3.2.2.3 is modified by adding "protect and" before "manage sources of drinking water".
98	New Item, Policy 7.13.3.2.2.4	Policy 7.13.3.2.2 is modified by adding the following new Policy 7.13.3.2.2.4 after Policy 7.13.3.2.2.3: "7.13.3.2.2.4 The Town shall take a comprehensive, integrated, and long-term approach to the protection, improvement and restoration of the quality and quantity of water through a systems approach."
99	Item 135, Policy 7.13.3.2.3.1	Policy 7.13.3.2.3.1 is modified by changing "Sand" to lower case after "habitat" and before "barrens" in the sixth line.
100	Item 135, Policy 7.13.3.2.3.3	Policy 7.13.3.2.3.3 is modified by deleting it in its entirety and replacing it with the following: "7.13.3.2.3.3 Key Natural Heritage Features and Key Hydrologic Features and their associated Vegetation Protection Zones shall be designated Environmental Policy Area (EPA) and shall be subject to all related policies of this Plan, particularly Section 5.7 and Subsections 7.13.3.2.3.4 to 7.13.3.2.3.9."

Mod. #	Caledon OPA 226 Item #	Proposed Modifications to OPA 226
		<p>In the absence of approved provincial criteria, the identification of Key Natural Heritage Features and Key Hydrologic Features shall be in accordance with the Town's ecosystem planning policies and performance measures contained in Section 3.2 and 5.7.</p> <p>For clarification, the Town's ecosystem planning policies and performance measures also apply in conjunction with provincial criteria provided that they achieve or exceed provincial objectives within the Greenbelt Plan Area. Provincial criteria only apply to the identification of Key Natural Heritage Features within the Natural Heritage System and to Key Hydrologic Features throughout the Protected Countryside, except within settlement areas. Within settlement areas in the Protected Countryside, Key Natural Heritage Features and Key Hydrologic Features shall be identified in accordance with the Town's ecosystem planning policies and performance measures."</p>
101	New Item, Policy 7.13.3.2.3.8	Policy 7.13.3.2.3.8 is modified by adding "that are accessory to an existing agricultural use" after "the construction of new agricultural buildings and structures and farm and non-farm dwellings".
102	New Item, Policy 7.13.3.2.3.9	Policy 7.13.3.2.3 is modified by adding the following new Policy 7.13.3.2.3.9 after Policy 7.13.3.2.3.8: "7.13.3.2.3.9 New buildings and structures for agricultural uses will be required to provide a 30 metre wide vegetation protection zone from a <i>Key Natural Heritage Feature</i> or <i>Key Hydrologic Feature</i> , but may be exempted from the requirement of establishing a condition of <i>Natural Self-Sustaining Vegetation</i> if the land is, and will continue to be, used for agricultural purposes. This policy applies to buildings and structures associated with new uses that require approval under the <i>Planning Act</i> . Existing uses are subject to the existing use policies of Sections 7.13.3.2.3.8 and 7.13.4.5 of this Plan. Agricultural uses should pursue best management practices to protect and/or restore <i>Key Hydrologic Features</i> and functions."
103	Item 135, Policy 7.13.3.4	Policy 7.13.3.4 is modified by changing the first letter in the words "official" and "plans" to upper case in the first sentence.
104	Item 135, Policy 7.13.4.3.2.3	Policy 7.13.4.3.2.3 is modified by replacing "or have approvals for" with "or had approvals for".
105	Item 135, Policy 7.13.4.3.2.6	Policy 7.13.4.3.2.6 b) is modified by replacing "the date this Plan came into effect" with "December 16, 2004".
106	New Item, Policy 7.13.4.4.2	Policy 7.13.4.4 is modified by adding the following new Policy 7.13.4.4.2 after Policy 7.13.4.4.1. "7.13.4.4.2 Renewable resources are those non-agriculture based natural resources that support uses and activities such as forestry, water taking, fisheries, conservation and wildlife management. Renewable natural resource activities within Key Natural Heritage Features or Key Hydrologic Features shall be carried out in a manner that maintains or, where possible, improves these features and their functions."
107	Item 135, Policy 7.13.4.5.1	Policy 7.13.4.5.1 is modified by replacing "the day before the Greenbelt Plan came into effect" with "December 15, 2004".
108	New Item, Policy 7.13.4.5.2	<p>Policy 7.13.4.5 is modified by adding a new Policy 7.13.4.5.2 after Policy 7.13.4.5.1 and by renumbering all subsequent sections accordingly:</p> <p>"7.13.4.5.2 Single dwellings on existing lots of record are permitted, provided they were zoned for such as of December 16, 2004 or where an application for an amendment to a zoning by-law is required as a condition of a severance granted prior to December 14, 2003, but which application did not proceed."</p>

Mod. #	Caledon OPA 226 Item #	Proposed Modifications to OPA 226
109	Item 135, Policy 7.13.4.6.1	Policy 7.13.4.6.1 c) is modified by changing "prime agricultural areas" to upper case in the third line
110	Item 135, Policy 7.13.4.6.2	Policy 7.13.4.6.2 a) is modified by changing "prime agricultural areas" to upper case in the third and fourth lines
111	Figure 1	<p>Figure 1 shall be modified by completing the following:</p> <ul style="list-style-type: none"> a) Delineated Built-Up Area within Mayfield West RSC needs to be consistent with the modified version of ROPA 24 (Schedule D4); b) Designated Greenfield Area within Mayfield West RSC needs to be consistent with the modified version of ROPA 24 (Schedule D4); c) Palgrave Estate Residential Community needs to be shown as a separate (different colour) category (see Schedule D4 of modified ROPA 24) as well as identified on the legend; also remove the label and arrow which reads "Palgrave Estate Residential Community" from the figure at the top right hand corner. d) The fourth entry in the legend should be revised as follows: "SETTLEMENT WITH UNDELINEATED BUILT-UP AREA" e) Show symbol and label of Highway 410. f) The label for Caledon Village should be "Caledon Village" not just "Caledon".
112	Schedule A	<p>Schedule A shall be modified by completing the following:</p> <ul style="list-style-type: none"> a) The entry in the legend for the Greenbelt Plan Area should be labelled "BOUNDARY OF GREENBELT PLAN AREA". b) Highway 410 should be added and labelled.
113	Schedule A1	<p>Schedule A1 shall be modified by completing the following:</p> <ul style="list-style-type: none"> a) Growth Plan Area (light yellow colour) should be renamed to Agricultural and Rural Area of the Growth Plan b) The label for Caledon Village should be "Caledon Village" not just "Caledon". c) Show symbol and label of Highway 410. d) Delete local road network shown in the City of Brampton south of Mayfield West. e) Show Lake Simcoe Protection Plan area.

Mod. #	Caledon OPA 226 Item #	Proposed Modifications to OPA 226
114	Schedule B	<p>f) In the Legend add the words "Greenbelt Plan" before "Protected Countryside Designation" and move this legend item up in the order so that it appears under the legend item "Greenbelt Plan Area".</p> <p>Schedule B shall be modified by completing the following:</p> <ul style="list-style-type: none"> a) The symbol and label of Highway 410 should be fixed (including its background colour). b) This map shows the boundary of the Greenbelt Plan Area so the entry in the legend should be: "BOUNDARY OF GREENBELT PLAN AREA". c) Amend the schedule so that the "provincial road" shown in the City of Brampton is a "local road" i.e. from a red thicker line to a thinner black line.
115	Schedule C	<p>Schedule C shall be modified by completing the following:</p> <ul style="list-style-type: none"> a) The entry in the legend for the Greenbelt Plan Area should correspond to the symbol used on the map (line should have the same colour and the label should say "BOUNDARY OF GREENBELT PLAN AREA"). b) The boundary of the Greenbelt Plan Area should be consistent with the 2021 Settlement Boundary where they abut – there are a couple of occasions where the delineation of the Greenbelt Plan Area is shown inside the 2021 Settlement Boundary i.e. in the vicinity of Shangrila Terrace and also Deer Valley Drive.
116	Schedule C-4	<p>Schedule C-4 shall be modified by completing the following:</p> <ul style="list-style-type: none"> a) This map shows the boundary of the Greenbelt Plan Area so the entry in the legend should be: "BOUNDARY OF GREENBELT PLAN AREA". b) The label in the legend for "SECONDARY PLAN AREA" should be replaced with "BOUNDARY OF SECONDARY PLAN AREA".
117	Schedule F	<p>Schedule F shall be modified by completing the following:</p> <ul style="list-style-type: none"> a) Two existing estate residential subdivisions within the Orangeville Airport Estate Residential area should be reflected on Schedule F b) Show symbol and label of Highway 410 c) Delete local road network shown in City of Brampton south of Mayfield West. d) The label for Caledon Village should be "Caledon Village" not just "Caledon".
118	Schedule S	<p>Schedule S shall be modified by completing the following:</p> <ul style="list-style-type: none"> a) Show symbol and label of Highway 410.

Mod. #	Caledon OPA 226 Item #	Proposed Modifications to OPA 226
		<p>b) Delete local road network shown in City of Brampton south of Mayfield West.</p> <p>c) The label for Caledon Village should be "Caledon Village" not just "Caledon".</p> <p>d) Show Lake Simcoe Protection Plan area.</p> <p>e) In the Legend delete the word "Designation" from "Protected Countryside Designation".</p> <p>f) In the Legend delete the word "Overlay" from "Natural Heritage System Overlay".</p> <p>g) In the Legend add the words "Greenbelt Plan" before "Protected Countryside" and move this legend item up in the order so that it appears under the legend item "Greenbelt Plan Area".</p> <p>h) In the Legend add the words "Greenbelt Plan" before "Natural Heritage System" and move this legend item up in the order so that it appears under the legend item "Greenbelt Plan Protected Countryside".</p>

Appendix A

TABLE 4.1 (OPA 226 as Modified)
TOWN OF CALEDON - Population & Employment Forecasts

Year	Population	Employment
2021	87,000	40,000
2031	108,000	46,000

Note: Population figures include the 2001 Census undercount of 4.2%.

TABLE 4.2 (OPA 226 as Modified)
POPULATION ALLOCATIONS
 by Settlement Category or Land Use Area

Settlement Category or Land Use Area	2021 Population	2031 Population
Rural Service Centres	54,105	74,334
Villages	7,428	7,428
Hamlets	2,063	2,063
Industrial/Commercial Centres	175	175
Palgrave Estate Residential Community	4,865	5,371
Rural ⁽¹⁾	18,365	18,629
Total	87,001	108,000

(1) The category 'Rural' includes lands in the Agricultural Area and the Rural Area.

TABLE 4.3 (OPA 226)
POPULATION ALLOCATIONS -Rural Service Centres

Population Allocations		2021 Population	2031 Population
South Albion-Bolton		27,514	39,178
Caledon East		8,412	8,412
Mayfield West		18,179	26,744
Total		54,105	74,334

TABLE 4.4 (OPA 226)
POPULATION ALLOCATIONS - Villages

Population Allocations		2021 Population	2031 Population
Total - (from Table 4.2)		7,428	7,428
Historically Established Populations			
Alton		1,530	
Caledon		1,850	
Cheltenham		1,130	
Mono Mills		860	
Palgrave		1,025	
Individual Village Population Allocations		2021 Population	
Inglewood		1,262	

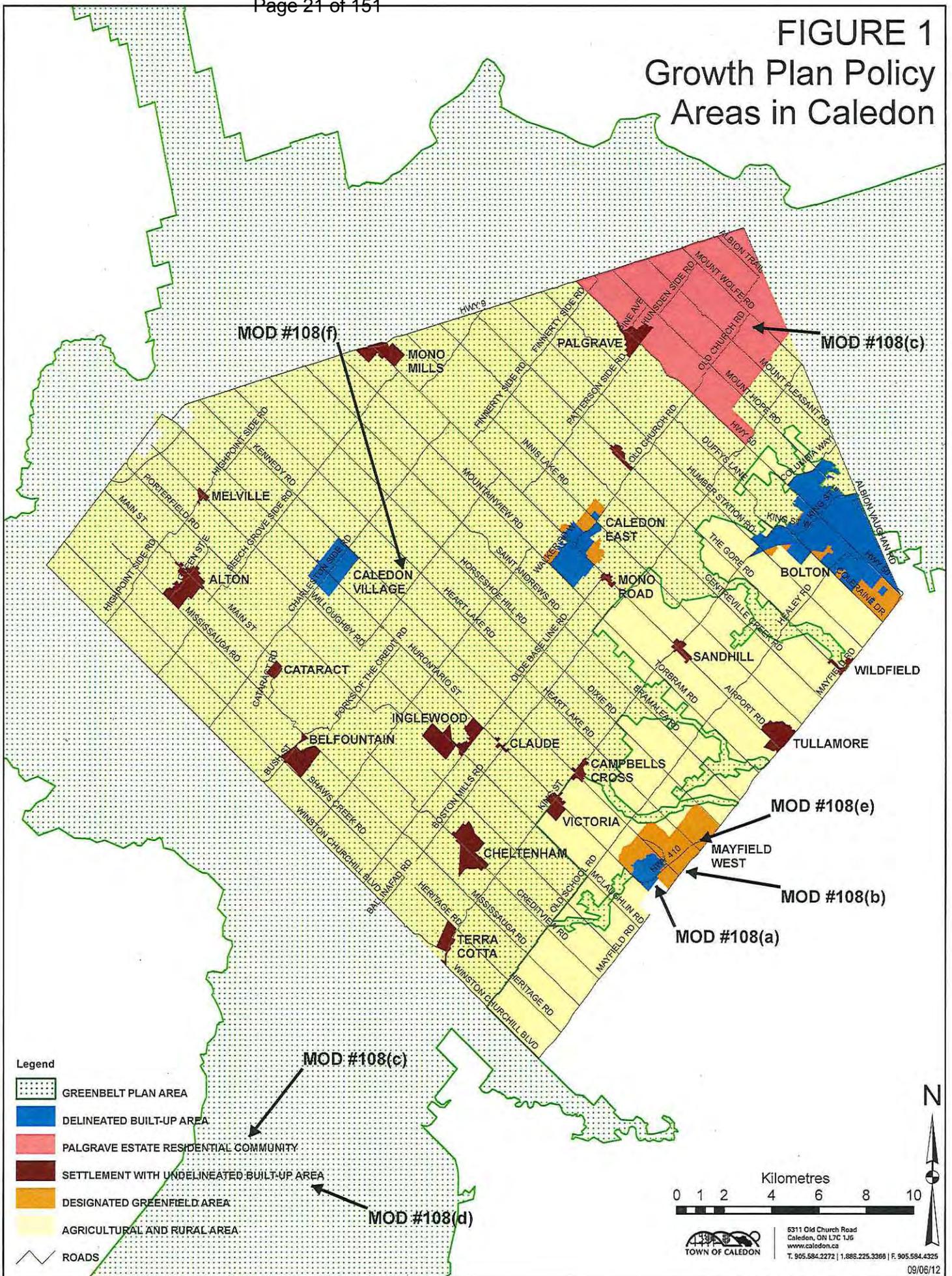
**TABLE 4.5 (OPA 226)
 POPULATION ALLOCATIONS - Hamlets**

Population Allocations		2021	2031
Total - (from Table 4.2)		2,063	2,063
Historically Established Populations			
Albion		92	
Belfountain		520	
Campbell's Cross		125	
Cataract		280	
Claude		38	
Melville		33	
Mono Road		88	
Terra Cotta		250	
Wildfield		110	

**TABLE 4.6 (OPA 226)
 POPULATION ALLOCATIONS-Industrial/Commercial Centres**

Population Allocations		2021 Population	2031 Population
Total - (from Table 4.2)		175	175
Historically Established Populations			
Sandhill		55	
Tullamore		50	
Victoria		71	

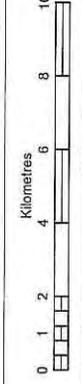
FIGURE 1
Growth Plan Policy
Areas in Caledon



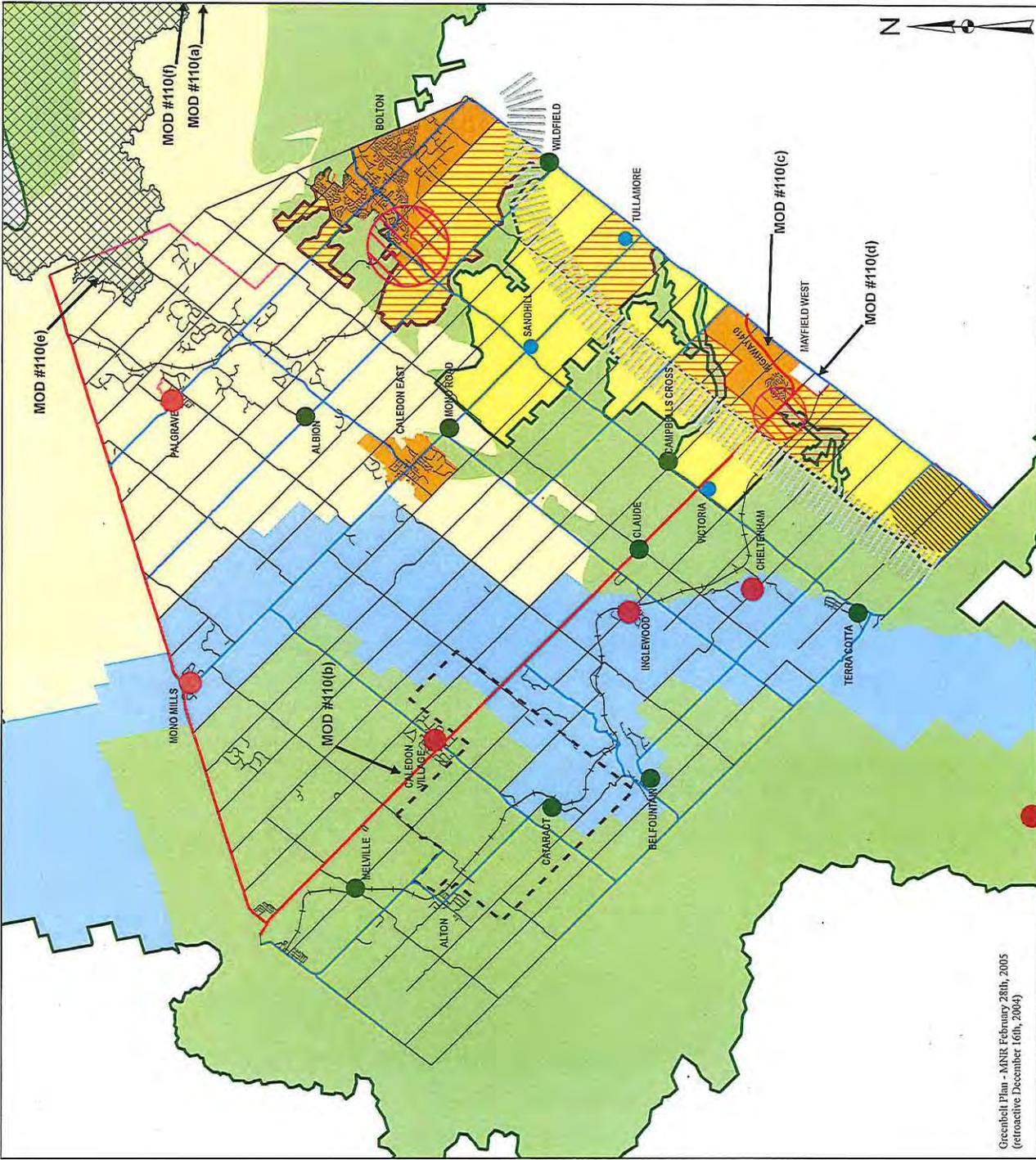
SCHEDULE A1 TOWN OF CALEDON TOWN STRUCTURE

- Legend**
- GREENBELT PLAN AREA
 - GREENBELT PLAN PROTECTED COUNTRYSIDE DESIGNATION
 - AGRICULTURAL AND RURAL AREA OF THE GROWTH PLAN
 - NIAGARA ESCARPMENT PLAN AREA
 - OAK RIDGES MORaine CONSERVATION PLAN AREA
 - LAKE SIMCOE PROTECTION PLAN AREA
 - CONCEPTUAL STRATEGIC INFRASTRUCTURE STUDY AREA
 - POTENTIAL MAJOR TRANSPORTATION LINKAGE
 - MAJOR TRANSIT STATION STUDY AREA
 - COULTERVILLE SPECIAL STUDY AREA
 - VILLAGE
 - HAMLET
 - INDUSTRIAL/COMMERCIAL CENTRE
 - PALGRAVE ESTATE RESIDENTIAL COMMUNITY
 - RURAL SERVICE CENTRES
 - SETTLEMENT STUDY AREA
 - PROVINCIAL HIGHWAY
 - REGIONAL ROAD
 - LOCAL ROAD - MAJOR
 - LOCAL ROAD - MINOR
 - RAILWAY LINE

NOTE:
This Schedule represents the consolidated Official Plan Schedule as of DD/MM/YY.
If necessary, reference should be made to the Town of Caledon Planning & Development Department or the Town Clerk for confirmation of current Minister approved policies.
Base Data Source: Town of Caledon



Created: 07/27/2012	Revised: 08/01/12 09/06/12	Drawn by: J.Henderson	Archive: Sch_A1_2012.mxd
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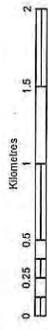


Greenbelt Plan - MNIR February 28th, 2005
(retroactive December 16th, 2004)

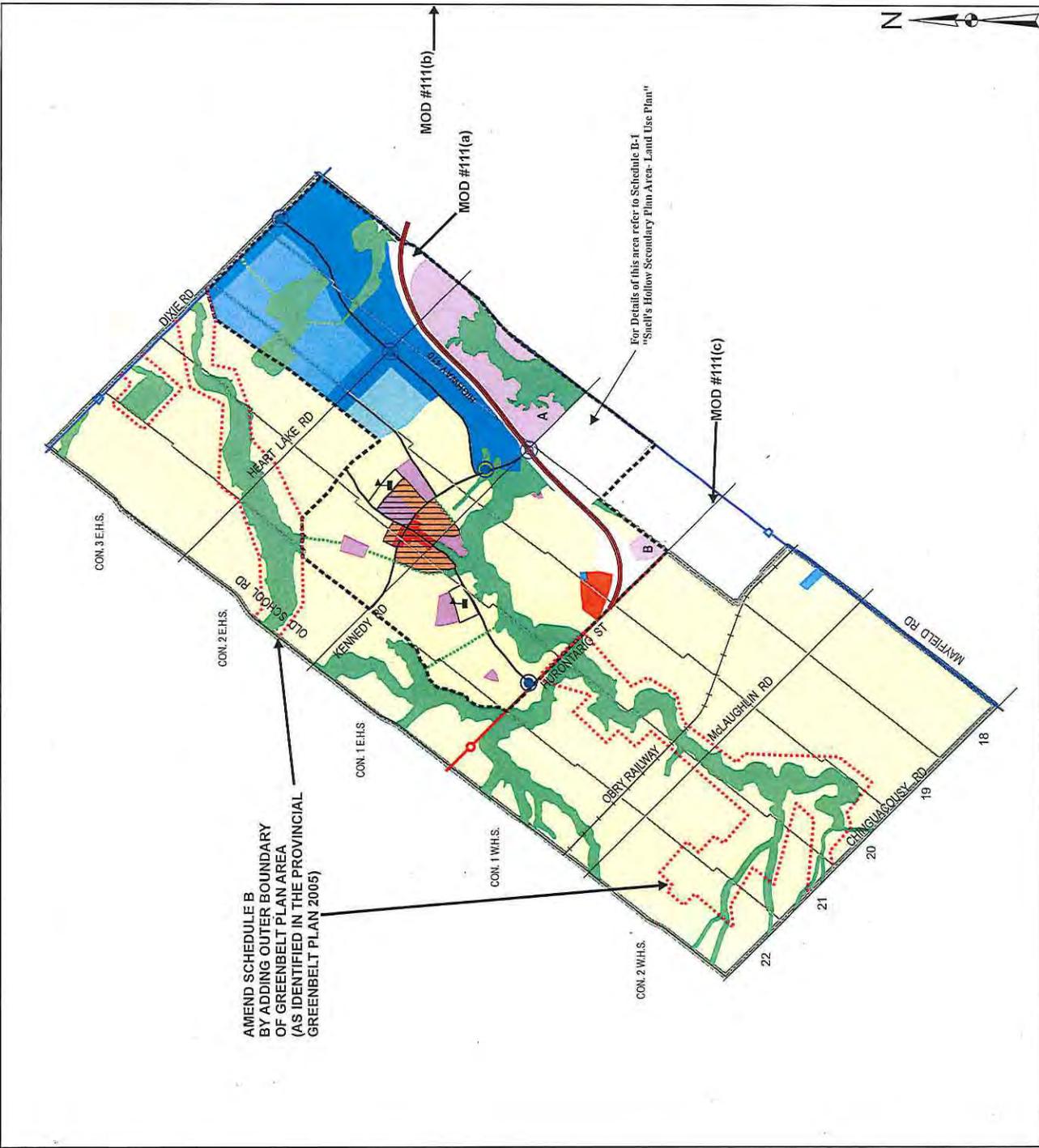
SCHEDULE B MAYFIELD WEST LAND USE PLAN

- Legend**
- AGRICULTURAL AREA
 - RESIDENTIAL AREA
 - ENVIRONMENTAL POLICY AREA
 - ENVIRONMENTAL POLICY AREA
 - OPEN SPACE POLICY AREA
 - GENERAL COMMERCIAL
 - INSTITUTIONAL
 - MIXED HIGH/MEDIUM DENSITY RESIDENTIAL
 - ACADEMIC/RESEARCH CAMPUS
 - PRESTIGE INDUSTRIAL
 - GENERAL INDUSTRIAL
 - VILLAGE CENTRE AREA
 - SETTLEMENT BOUNDARY 2021
 - COMMUNITY DEVELOPMENT PLAN STUDY AREA
 - BOUNDARY OF GREENBELT PLAN AREA
 - CONCEPTUAL ROAD NETWORK
 - GREENWAY CORRIDOR
 - HIGHWAY 410
 - PROVINCIAL ROADS
 - REGIONAL ROADS
 - LOCAL ROADS
 - LOT AND CONCESSION LINES
 - RAILWAY LINES
 - ELEMENTARY SCHOOL
 - GATEWAY FEATURES
 - POTENTIAL FUTURE INTERCHANGE

NOTE:
Schedule represents the consolidated Official Plan, Schedule as of December 31, 2008.
If necessary, reference should be made to the Town of Caledon Planning & Development Department or the Town Clerk for confirmation of current Minister approved policies.
Base Data Source: Town of Caledon



Created: 07/17/12	Drawn by: J.Henderson
Revised: 06/01/12 09/06/12	Archive: Sch_B_2012.mxd



AMEND SCHEDULE B
BY ADDING OUTER BOUNDARY
OF GREENBELT PLAN AREA
(AS IDENTIFIED IN THE PROVINCIAL
GREENBELT PLAN 2005)

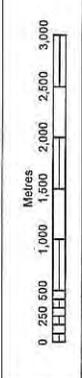
SCHEDULE C

BOLTON LAND USE PLAN

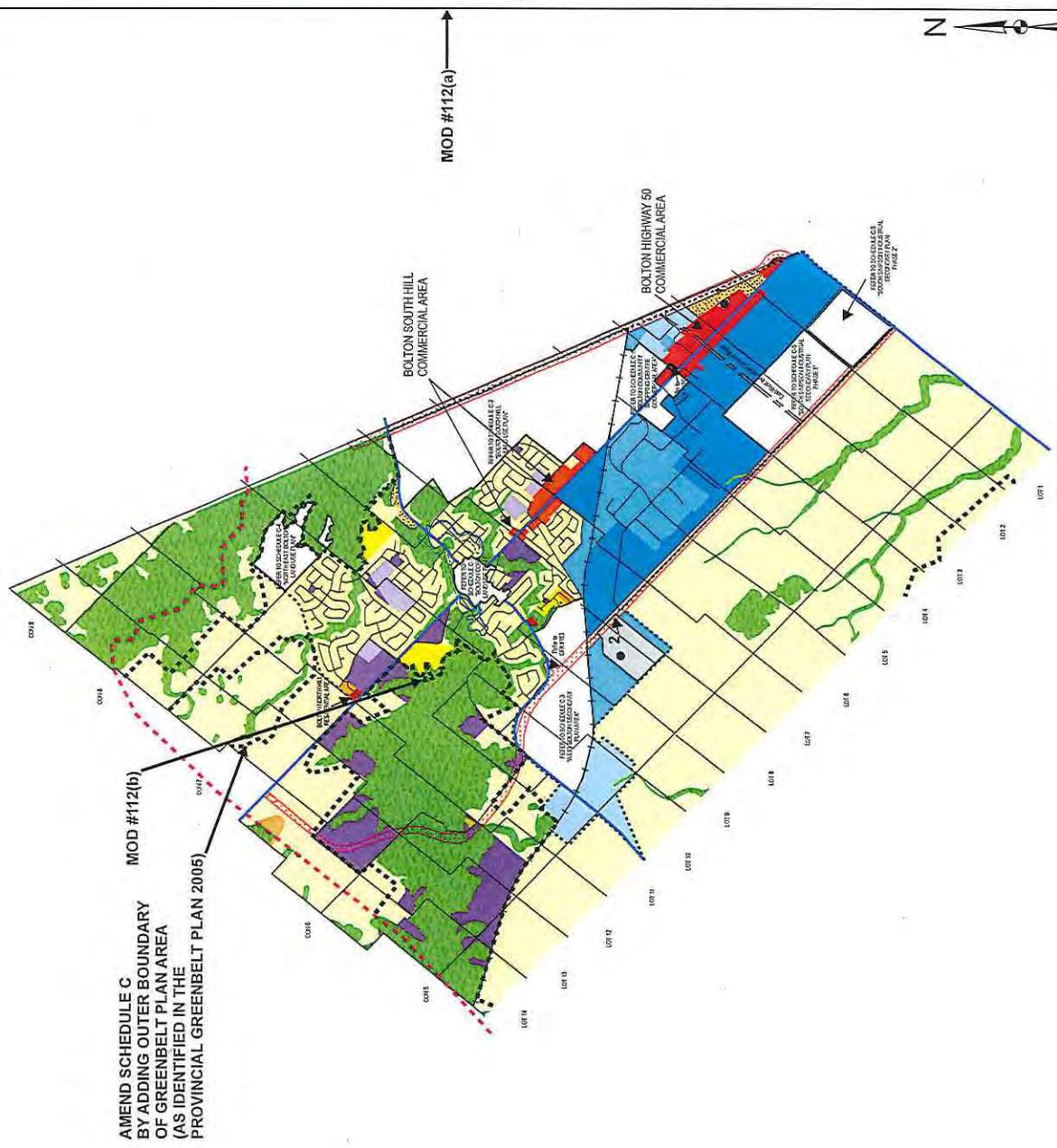
LEGEND

- AGRICULTURAL
- HIGH DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- RESIDENTIAL
- SPECIAL RESIDENTIAL
- GENERAL INDUSTRIAL
- PRESERVE INDUSTRIAL
- POLICY HIGHWAY 50 COMMERCIAL AREA
- BOLTON SOUTH HILL COMMERCIAL AREA
- RURAL USES
- INSTITUTIONAL
- OPEN SPACE POLICY AREA
- ENVIRONMENTAL POLICY AREA
- BOLTON METRAL ROAD NETWORK
- BOUNDARY GREENBELT PLAN AREA
- OAK RIDGES MORRIS CONSERVATION PLAN AREA
- 2021 SETTLEMENT BOUNDARY
- 100 YEAR FLOODLINE LIMITS
- REGIONAL FLOODLINE LIMITS
- SPECIAL POLICY AREA BOUNDARY
- LOT & CONCESSION LINES
- RAILWAY LINES
- LOCAL ROADS
- REGIONAL ROADS
- SITE SPECIFIC AREA

NOTE:
This Schedule represents the consolidated Official Plan Schedule, as of December 31, 2008.
If necessary, reference should be made to the Town of Caledon Planning & Development Department or the Town Clerk for confirmation of current Minister approved policies.
Base Data Source: Town of Caledon



Created: 07/17/12	Drawn by: JHenderson
Revised: 09/01/12 09/06/12	Archive: Sch_C_2012.mxd

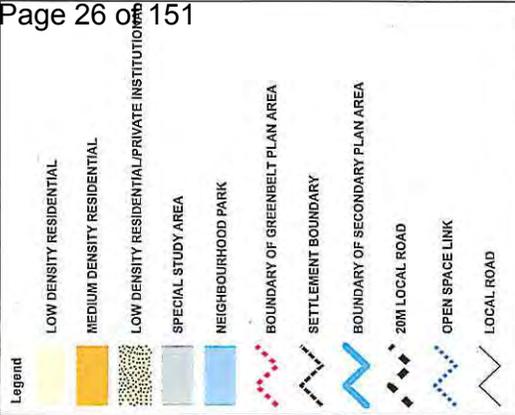


AMEND SCHEDULE C
BY ADDING OUTER BOUNDARY
OF GREENBELT PLAN AREA
(AS IDENTIFIED IN THE
PROVINCIAL GREENBELT PLAN 2005)

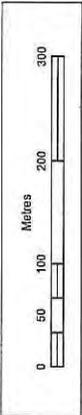
MOD #112(a)

MOD #112(b)

**SCHEDULE C-4
(A SUBSCHEDULE TO
SCHEDULE "C")
NORTH EAST BOLTON
LAND USE PLAN**

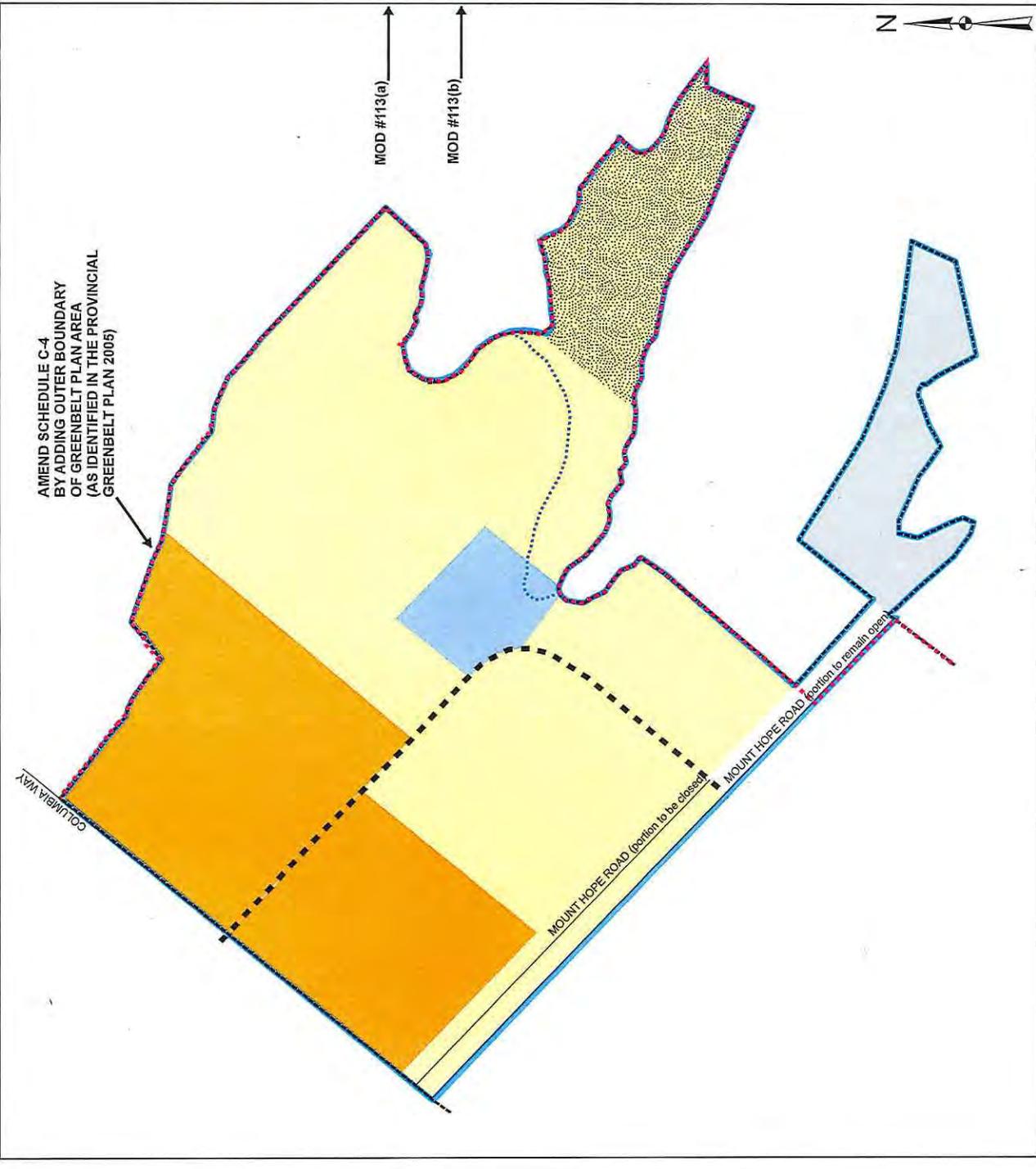


NOTE: This Schedule represents the consolidated Official Plan Schedules, as of December 31, 2008.
If necessary, references should be made to the Town of Caledon Planning & Development Department or the Town Clerk for confirmation of current Minister approved policies.
Base Data Source: Town of Caledon



TOWN OF CALEDON

Created: 07/17/12	Drawn by: JHenderson
Revised: 08/01/12 09/06/12	Archive: Sch_C4_2012.mxd



**AMENDMENT NO. 226
TO THE OFFICIAL PLAN FOR
THE TOWN OF CALEDON PLANNING AREA**

THE CONSTITUTIONAL STATEMENT

- PART A - THE PREAMBLE - does not constitute part of this Amendment.
- PART B - THE AMENDMENT - consisting of amendments to the Text, Tables, Figures and Schedules of the Official Plan for the Town of Caledon constitutes Amendment No. 226 to the Official Plan for the Town of Caledon.

**AMENDMENT NO. 226
TO THE OFFICIAL PLAN OF THE TOWN OF CALEDON**

PART A - THE PREAMBLE

Purpose of the Amendment:

The purpose of Official Plan Amendment No. 226 is to revise as well as add new policies to the Town of Caledon Official Plan to conform with the Province of Ontario policy directions contained in the following:

- 1 The Provincial Policy Statement 2005 (PPS 2005), which came into effect on March 1, 2005;
- 2 Bill 135, *The Greenbelt Act*, which received Royal Assent on February 24, 2005 and the Greenbelt Plan, which took effect December 14~~6~~, 2004;
- 3 Bill 51, *The Planning and Conservation Land Statute Law Amendment Act*, which received Royal Assent on October 19, 2006; and,
- 4 Bill 136, *The Places To Grow Act*, which received Royal Assent on June 13, 2005, and the Growth Plan for the Greater Golden Horseshoe (the Growth Plan), which took effect on June 16, 2006.

As a lower tier municipality in the Region of Peel, the Town is expected to bring the Town of Caledon Official Plan into conformity with recent amendments to the Regional Official Plan as a result of the above noted Provincial legislative and policy changes.

Location:

The Amendment applies to the entire geographical extent of the Town of Caledon.

Basis:

Under Section 26(1) of the *Planning Act*, a municipality with an existing Official Plan is required to revise its policy every five years to ensure that it:

- a) conforms with Provincial Plans or does not conflict with them;
- b) has regard to matters of Provincial interest listed in Section 2 of the *Planning Act*; and,
- c) is consistent with policy statements issued under Section 3 of the *Planning Act*.

Following a thorough review and analysis of new Provincial legislative and planning directions enacted between 2004 and 2006, the Town determined that revisions to the Caledon Official Plan were needed. A Special Meeting of Council was held on June 26, 2007 to inform the public of these new Provincial policy directions and to seek input on the proposed scope of work. This special meeting set the stage for the Caledon Provincial Policy

Conformity/5Year Official Plan Review, commonly known as the Provincial Policy Conformity (PPC) Exercise.

On September 11, 2007 Council approved the PPC Work Plan which established the guiding principles for the policy review as well as established the scope of work for the Background Studies/Discussion Papers to be conducted in the following 8 Key Topic Areas for which the Official Plan is to be reviewed in response to the Provincial policies.

1. Growth Forecasts & Density/Intensification Targets.
2. Employment.
3. Transportation and Services.
4. Agriculture and Rural Policies.
5. Sustainability.
- ~~6. Water Resources/Watershed Planning.~~
- ~~7.6.~~ Natural Heritage System.
- ~~8.7.~~ Significant Woodlands/Significant Wildlife Habitat Study.
- ~~9.8.~~ Housing.

The PPC Work Plan made provisions for a high degree of co-operation and coordination between the Region of Peel and the area municipalities in conducting the Provincial conformity work within a limited time as stipulated by the Provincial deadline of June 16, 2009 for Growth Plan conformity.

The review process involved the completion of a number of background studies and/or discussion papers for the Key Topic Areas for the purpose of providing:

- an overview of issues related to the Key Topic Area;
- an assessment of the current Town of Caledon Official Plan with respect to conformity with new Provincial and Regional policy directions;
- a summary of best practices and policy approaches; and,
- recommendations for Official Plan revisions.

The PPC Work Plan made provisions for extensive public involvement, including opportunities for public input at workshops and open houses held at key stages in the process of preparing the background studies/discussion papers for the Key Topic Areas.

The public consultation process also made provision for seeking the input of First Nations groups through a consultation protocol developed by the Region of Peel for contact with First Nations groups. The introductory information about the Town's Provincial Policy Conformity Exercise was sent to various First Nations groups on February 4, 2009.

A number of Council workshops have been held to provide information and update and seek input from members of Council on the background studies/discussion papers for each of the Key Topic Areas. A series of workshops were also held specifically to seek Council's input during the policy formulation states of process.

As part of the Town's communication strategy, a webpage in the Town of Caledon's website is devoted exclusively to providing information on the PPC Exercise. The webpage contains information on all Background Studies/Discussion Papers, council reports and proposed meetings related to the conformity work. In addition to providing up-to-date information to members of the public, the website also serves as a communication medium between staff members and interested parties.

The Town could not meet the Provincial deadline set for June 16, 2009. Therefore, on April 7, 2009 Town Council adopted a revised work plan which reflected the time it would require for the Town to review and comply with new Regional Official Plan policies, seek public input and hold public meetings in accordance with the requirements of Section 26 of the *Planning Act*. The Minister of Energy and Infrastructure granted the Town's request for an extension to the conformity deadline until December 31, 2009.

PART B - THE AMENDMENT

This part of the document, entitled "Part B - The Amendment", and consisting of the following Text, Tables, Figures and Schedules constitutes Amendment No. 226 to the Official Plan of the Town of Caledon.

Details of the Amendment

The Town of Caledon Official Plan is amended as follows:

- 1.** Chapter 1 Introduction, Section 1.4 is amended by deleting the section in its entirety and replacing it with the following:

1.4 Basis of the Plan

The original Town of Caledon Official Plan came into effect in 1979. Since that time, the Plan has been systematically reviewed and amended in order to keep it current, reflect changing community needs and dynamics, address external influences, and to respond to new Regional and Provincial planning policies and legislation.

The first major review of the Official Plan was initiated in 1989. This review resulted in Official Plan Amendment (OPA) 114, which was approved by the Ontario Municipal Board in September 1997. OPA 114 established an overall growth management framework for the Town within a 2021 planning horizon. Among other things, this growth management framework established a hierarchy of settlement areas, reflecting the distinctive attributes and planned functions of Caledon's settlement areas. This hierarchy identified: Rural Service Centres; Villages; Hamlets; and Industrial Commercial Centres. Under the "tri-nodal" concept, the majority of Caledon's new growth was to be directed to three Rural Service Centres: Bolton; Caledon East; and Mayfield West. These three communities have full water and wastewater servicing which allows them to be planned as compact communities, with a full range of land uses, housing and economic development opportunities and to provide services to Caledon's urban and rural residents.

OPA 114 also identified the Villages of Alton, Caledon Village, Cheltenham, Inglewood, Mono Mills and Palgrave as locations for a moderate amount of growth to occur in order to maintain their vitality and provide a more limited range of services to the surrounding rural community, and called for the completion of Village Studies to guide growth within each of these communities. In addition, OPA 114 established three Industrial Commercial Centres: Tullamore; Sandhill; and Victoria, which were intended to serve a complementary role to the other settlements and provide, at a small scale, a supportive function to the Rural Service Centres for industrial and commercial development. The Hamlets were other historic settlement areas in Caledon which were identified for only minor growth through infill and the development of vacant parcels.

Following the approval of OPA 114, a series of Secondary Plans were completed to implement the growth management strategy. Secondary Plans were completed for Bolton's Residential Policy Areas and the Bolton Core during and shortly after the approval of OPA 114. These were followed by the Inglewood Village Plan, OPA 155, in 1999, the Caledon East Secondary Plan, OPA 162, in 2000, the Tullamore Industrial/Commercial Secondary Plan, OPA 159, in 2001, Secondary Plans for Bolton's Industrial Policy Areas, OPA's 180 and 184 in 2003, the Snell's Hollow Secondary Plan, OPA 194 in 2005, Victoria Industrial Area Secondary Plan, OPA 202 in 2005, and most recently, the Mayfield West Phase 1 Secondary Plan, OPA 208, approved in 2006.

While the growth management strategy of OPA 114 was being implemented, the Town proceeded to systematically review other sections of the Official Plan. New Ecosystem Planning and Management and Open Space and Recreation policies were established through OPA 124, which was approved in two steps in 1997 and 2003. New Mineral Resources policies were developed on the basis of the Caledon Community Resources Study and instituted through OPA 161, approved in 2003. New Cultural Heritage Conservation policies were implemented through OPA 173, approved in 2004. The Town's Agricultural and Rural policies were comprehensively updated through OPA 179, which came into effect in 2009. Bolton's commercial policies were comprehensively reviewed through OPA 215, which came into effect in 2007.

In accordance with the *Oak Ridges Moraine Conservation Act, 2001*, the Town of Caledon adopted Official Plan Amendment 186 on October 6, 2003 to bring the Official Plan into conformity with the Oak Ridges Moraine Conservation Plan (Ontario Regulation 140/02). OPA 186 was approved by the Minister of Municipal Affairs and Housing on December 6, 2006, except for several policies that were subject to a "non-decision", and remain outstanding.

In 2005, a review of the Town's population and employment forecasts was initiated. This review, originally undertaken to address local growth issues in Bolton resulted in the development of Town-wide forecasts and distributions that were incorporated into draft Official Plan Amendment 203. Draft OPA 203 also extended the Town's population and employment forecasts to 2031. Draft OPA 203 was twice endorsed by Council, in August 2006 and November 2007, and Town staff was directed to use the forecasts for planning purposes.

While this work was ongoing, the Province of Ontario implemented a series of sweeping changes to the land use planning system in Ontario. These changes included:

1. The Provincial Policy Statement 2005 (PPS 2005), which came into effect on March 1, 2005;
2. Bill 135, the *Greenbelt Act*, which received Royal Assent on February 24, 2005 and the Greenbelt Plan, which took effect December 14⁶, 2004;
3. Bill 51, the *Planning and Conservation Land Statute Law Amendment Act*, which received Royal Assent on October 19, 2006; and,
4. Bill 136, the *Places To Grow Act*, which received Royal Assent on June 13, 2005, and the Growth Plan for the Greater Golden Horseshoe (the Growth Plan), which took effect on June 16, 2006.

In response to these major Provincial policy and legislative changes the Town initiated an Official Plan review in 2007. In September 2007, Council approved a work plan for this review. This work plan established that the scope of the Official Plan review would be limited to addressing conformity with these new Provincial planning directions. The work plan also identified eight (8) “Key Topic Areas” that would be reviewed: Growth Forecasts and Density/Intensification Targets; Employment; Transportation and Services; Agriculture and Rural Policies; Sustainability; ~~Water Resources/Watershed Planning~~; Greenbelt Plan Conformity/Natural Heritage System; and Significant Woodlands/Significant Wildlife Habitat Study.

Through the subsequent conformity exercise, it was determined that the Key Topic Area of Water Resources/Watershed Planning would be separated out to be completed at a later time, and a new Key Topic Area addressing Housing policies was added to the work plan. The earlier population and employment forecasting work that was reflected in draft OPA 203 was incorporated into the work plan for the overall Provincial policy conformity exercise. Also consistent with the earlier OPA 203 work, and in accordance with the Provincial Growth Plan, it was determined that one of the purposes of the review would be to extend the planning horizon of the Official Plan to 2031.

At the same time, the Region of Peel initiated an Official Plan review to address Provincial policy conformity and other matters that had arisen since the previous Regional Official Plan review. This review resulted in the Region adopting a series of Regional Official Plan Amendments (ROPA’s) in 2009 and 2010, including: ROPA 20 Sustainability; ROPA 21A Air Quality and Integrated Waste Management; ROPA 21B Natural Heritage and Agriculture; ROPA 22 Transportation policies; ROPA 23 Housing; ROPA 24 Growth Management, Employment Areas and Greenbelt Plan conformity; and ROPA 25 Monitoring and *Planning and Conservation Land Statute Law Amendment Act* conformity.

Between 2007 and 2010 the Town conducted research related to the Key Topic Areas, produced discussion papers, undertook joint studies with the Region of Peel, and consulted extensively with the public, stakeholders, First Nations groups and other agencies. The Town closely collaborated with the Region of Peel and the Cities of Brampton and Mississauga regarding the development of revised Regional Official Plan policies in order to ensure that revised Regional policies were responsive to Caledon's needs to the extent possible, and also to understand conformity requirements for Caledon flowing from the revisions to the upper-tier Region of Peel Official Plan.

This Provincial policy conformity work culminated in Caledon Council's adoption of Official Plan Amendment 226 on June 8, 2010. OPA 226 established revised policies regarding the identified Key Topic Areas and brought the Caledon Official Plan into conformity with both the new Provincial policies and legislation noted earlier and the new Region of Peel Official Plan policies adopted through Peel Region's Official Plan review. The planning horizon for this Plan is 2031

- 2.** Chapter 1 Introduction is amended by adding the following as the final sentence of the second paragraph of Section 1.1:

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

- 3.** Chapter 1 is amended by deleting the word "natives" in the first paragraph of Section 1.2 and replacing it with "First Nations".

- 4.** Chapter 1 Introduction is amended by deleting Sections 1.6 Niagara Escarpment and 1.7 Oak Ridges Moraine, renumbering Sections 1.5 The Regional Municipality of Peel and 1.8 Contents of the Plan to 1.6 and 1.7 respectively, and adding the following new Section 1.5:

1.5 THE PROVINCIAL POLICY STATEMENT AND PROVINCIAL PLANS

The Provincial Policy Statement (PPS), 2005 provides overall policy directions on matters of Provincial interest, and applies to all lands within the Town of Caledon.

In addition to the PPS, the Town of Caledon is subject to ~~four~~ **five** Provincial Plans: the Niagara Escarpment Plan; the Oak Ridges Moraine Conservation Plan; the Greenbelt Plan; ~~the~~ **Lake Simcoe Protection Plan** and the Growth Plan for the Greater Golden Horseshoe. These Plans, which collectively affect the entire land base of the municipality, form a key foundation for the Town's overall land use planning structure.

The boundaries of each of these Plan Areas are depicted on Schedule A1 Town Structure.

This Official Plan has been amended to be brought into conformity with the PPS 2005 and these four Provincial Plans. Sections 1.5.1 to 1.5.5 below provide an overview of the PPS 2005 and the four Provincial Plans. Section 1.5.6 generally describes the relationships between the PPS 2005, the Provincial Plans and the Caledon Official Plan. Section 6.6.3 provides additional generalized policy direction regarding conformity requirements; interpretation of boundaries; conflict provisions; and, transition provisions. Other sections of this Plan provide additional detailed policies necessary to fully implement the PPS 2005 and Provincial Plans.

1.5.1 Provincial Policy Statement

The Provincial Policy Statement (PPS) issued under the authority of Section 3 of the *Planning Act* came into effect on March 1, 2005, and provides policy direction on matters of Provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land.

The declared intent of the PPS is to provide for appropriate development while protecting resources of Provincial interest, public health and safety, and the quality of the natural environment. The PPS supports improved land use planning and management, which contributes to a more effective and efficient land use planning system.

The policies of the PPS are complemented by Provincial Plans and by locally generated policies regarding matters of municipal interest. Collectively, the PPS, Provincial Plans and municipal official plans provide a framework for comprehensive, integrated and long-term planning that supports and integrates the principles of strong communities, a clean and healthy environment and economic growth, for the long term.

1.5.2 Niagara Escarpment Plan

A commitment to the preservation of the Niagara Escarpment was made through the enactment of the *Niagara Escarpment Planning and Development Act*, which led to the approval of the original Niagara Escarpment Plan in June 1985. The Niagara Escarpment Plan has since been revised as a result of reviews that were initiated in 1990 and 1999. 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 objectives of the Niagara Escarpment Plan are as follows:

- to protect unique ecological and historic areas;
- to maintain and enhance the quality and character of natural streams and water supplies;
- to provide adequate opportunities for outdoor recreation;
- to maintain and enhance the open landscape character of the Niagara Escarpment in so far as possible, by such means as compatible farming or forestry and by preserving the natural scenery;
- to ensure that all new development is compatible with the purpose of the Plan;
- to provide for adequate public access to the Niagara Escarpment; and,
- to support municipalities within the Niagara Escarpment Plan Area in their exercise of the planning functions conferred upon them by the *Planning Act*.
- The Town shall encourage the protection and development of a park and trail system through the Niagara Escarpment; and,
- The Town shall encourage the continued protection, enhancement or restoration of natural features within the Niagara Escarpment Area.

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1.5.3

Oak Ridges Moraine Conservation Plan

The Oak Ridges Moraine is a Provincially significant prominent upland area that runs east west through south central Ontario. The western terminus of the Moraine occurs in the Town of Caledon, where the Moraine intersects the Niagara Escarpment. The Moraine was formed by glacial action between two opposing ice lobes within the last one million years. The Moraine has a unique combination of geological, hydrological, topographical and biotic attributes. It performs essential ecological functions, including the provisions of significant natural habitat, the protection and maintenance of surface and groundwater resources and has distinctive topographical and scenic values.

In recognition of the Moraine's significance, the Province of Ontario enacted the *Oak Ridges Moraine Conservation Act, 2001*, and the accompanying Oak Ridges Moraine

Conservation Plan (ORMCP). Together, these documents establish the Ontario government's vision for the Moraine as "a continuous band of green rolling hills that provides form and structure to south-central Ontario, while protecting the ecological and hydrological features and functions that support the health and well being of the region's residents and ecosystems", and provide a planning framework for implementing this vision, primarily through municipal official plans.

Detailed policies pertaining to the Oak Ridges Moraine Conservation Plan can be found in Section 7.10 and other relevant sections of this Plan.

1.5.4 Lake Simcoe Protection Plan

The Lake Simcoe Protection Act, 2008 provides for the establishment of the Lake Simcoe Protection Plan which came into effect on June 2, 2009. The Lake Simcoe Protection Plan is a watershed-based plan that provides a roadmap to help restore and protect the health of Lake Simcoe. The Town of Caledon shall review the Lake Simcoe Protection Plan and incorporate policies to enable its implementation through a future Official Plan Amendment.

1.5.4.1.5.5 Greenbelt Plan

The *Greenbelt Act, 2005* provides for the establishment of the Greenbelt Plan. The Greenbelt Plan, established under Section 3 of the *Greenbelt Act*, took effect on December 16, 2004.

The Greenbelt Plan identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological features and functions occurring on this landscape. The Greenbelt Plan includes lands within, and builds upon the ecological protections provided by, the Niagara Escarpment Plan (NEP) and the Oak Ridges Moraine Conservation Plan (ORMCP).

The Protected Countryside lands identified in the Greenbelt Plan are intended to enhance the spatial extent of agriculturally and environmentally protected lands currently covered by the NEP and the ORMCP while at the same time improving linkages between these areas and the surrounding major lake systems and watersheds. Collectively, the lands in these three plans form the Greenbelt. The Protected Countryside (as shown on Schedule S of this Plan) is made up of an Agricultural System and a Natural System, together with a

series of settlement areas as derived from municipal official plans.

Detailed policies pertaining to the Greenbelt Plan can be found in Section 7.13 and other relevant sections of this Plan.

1.5.51.5.6 Growth Plan for the Greater Golden Horseshoe

The *Places to Grow Act, 2005*, provides for the establishment of growth plans for specific geographic areas within the Province of Ontario. The Growth Plan for the Greater Golden Horseshoe (hereinafter referred to as the “Growth Plan”) was established under the *Places to Grow Act, 2005*, and came into effect on June 16, 2006.

The Growth Plan establishes a framework for implementing the Government of Ontario’s vision for building stronger, prosperous communities by better managing growth in this region to 2031. This is a plan that is intended to provide leadership for improving the ways in which our cities, suburbs, towns, and villages will grow over the long-term.

The Growth Plan guides decisions on transportation, infrastructure planning, land-use planning, urban form, housing, natural heritage and resource protection in the interest of promoting economic prosperity, and in doing so, aims to:

- revitalize downtowns to become vibrant and convenient centres;
- create complete communities that offer more options for living, working, learning, shopping and playing;
- provide housing options to meet the needs of people at any age;
- curb sprawl and protect farmland and green spaces; and,
- reduce traffic gridlock by improving access to a greater range of transportation options.

Detailed policies derived from the Growth Plan can be found in Chapter 4, Section 5.5 and other relevant sections of this Plan.

1.5.61.5.7 Relationships Between the PPS, Provincial Plans and Municipal Official Plans

The Provincial Policy Statement (PPS) 2005 provides overall policy direction on matters of Provincial interest related to land use and development in Ontario. The policies of the PPS are complemented by Provincial Plans and by locally generated policies regarding matters of municipal interest as expressed through municipal official plans. The PPS, Provincial Plans

and municipal official plans provide an overall framework for comprehensive land use planning within the Province of Ontario.

Municipal official plans are the most important vehicle for implementing the PPS and are also a key vehicle for implementing the policies of the Oak Ridges Moraine Conservation Plan (ORMCP), the Greenbelt Plan and the Provincial Growth Plan.

Unlike the other Provincial Plans, the Niagara Escarpment Plan (NEP) is primarily implemented within the Niagara Escarpment Plan Area by the Niagara Escarpment Commission through the *Niagara Escarpment Planning and Development Act* and the development control regulation (Ontario Regulation 828/90 as amended).

The Greenbelt Plan Area includes lands within the NEP Area, the ORMCP Area and lands designated as Protected Countryside. For lands within the ORMCP and NEP Areas, the requirements of the ORMCP and NEP continue to apply and the Protected Countryside policies of the Greenbelt Plan do not apply, with the exception of Section 3.3 Parkland, Open Space and Trails.

The Growth Plan applies to the Greater Golden Horseshoe, which includes the entire Town of Caledon, including the lands within the Town that are subject to the NEP, ORMCP and the Greenbelt Plan.

The Town of Caledon Official Plan has been brought into conformity with the PPS, 2005 and the Provincial Plans described above. As such, the policies contained in this Plan, implement the PPS, 2005 and the Provincial Plans while also addressing local land use and community objectives, to the extent permitted by Provincial policy.

Refer to Section 6.6.3 of this Plan for additional detailed policies pertaining to: conformity requirements; boundaries; conflicts between the PPS, Provincial Plans and municipal Official Plans; and transition provisions.

- 5.** The renumbered Section 1.6 The Regional Municipality of Peel is amended by deleting and replacing the third paragraph with the following new paragraph:

“The Council of the Region of Peel adopted the first Regional Official Plan on July 11, 1996. The Regional Official Plan has since been the subject of a number of amendments since that time, including amendments flowing from two comprehensive Official Plan reviews. The most recent comprehensive review was initiated by the Region in

2007 in order to address a number of legislative and policy initiatives that had been introduced by the Province since the Regional Official Plan was last reviewed in 2002. The 2007 review resulted in the Region adopting a series of Regional Official Plan Amendments in 2009 and 2010.”

And by adding the following sentence to the end of the fourth paragraph:

“The planning roles and responsibilities of the Region of Peel and the area municipalities within Peel are further detailed and refined from time to time through the establishment of appropriate operating protocols and other service delivery agreements. ~~Information regarding the most current set of operating protocols is attached to this Plan as Appendix VI.~~”

6. The renumbered Section 1.7 Contents of the Plan is amended by adding reference to “Schedule S”, “Figure 1”, and “Figure 17”.
7. Section 2.2.1 c) is amended by adding the following words “protecting, expanding and diversifying the Town’s employment and assessment base and” after the words “achieve fiscal sustainability by”
8. Section 2.2.2 a) is amended by adding the following sentences to the end of the second paragraph:

“Notwithstanding that a significant portion of Caledon’s Prime Agricultural Area is also located within the Growth Plan Area, based on Caledon’s current population and employment forecasts, the vast majority of the Growth Plan Area in Caledon will remain in a Prime Agricultural Designation during and beyond the life of this Plan. This will pose unique challenges with respect to the continued viability and vitality of agriculture in southern Caledon, which will require policies that support agricultural innovation, diversity and flexibility.”
9. Section 2.2.2 b) is amended by adding the following as the final paragraph:

“The Provincial Growth Plan, June 2006, identifies a conceptual “Future Transportation Corridor” that generally extends east from the Guelph area to the east of Caledon and includes policy directions requiring that transportation corridors be identified and protected. The Ministry of Transportation has initiated an Environmental Assessment study that will more specifically define the “GTA West Future Transportation Corridor”. Should the outcome of this Environmental Assessment determine that a major east-west transportation/ infrastructure corridor is needed in south Caledon, it could significantly influence long-term development patterns and provide opportunities for strategic employment lands development.”

10. Chapter 3 General Policies is amended by adding the following new Section 3.1 Sustainability, and renumbering all subsequent Sections accordingly:

3.1 **SUSTAINABILITY**

3.1.1 **Introduction**

Sustainability, in its broadest sense, refers to the wise use of available resources to meet the needs of the present without compromising the ability of future generations to meet their own needs. ~~Under many policy models, sustainability is considered to have three primary pillars: economic; environmental; and social/cultural. Under many policy models, the primary pillars of sustainability are: economic; environmental; and social/cultural.~~

The Town of Caledon prides itself for its tradition of progressive local, community-based land use planning. This tradition has, over the past several decades, resulted in Official Plan policies that embody and embrace many of the principles of sustainability. This includes:

- growth management policies that focus new development into areas that can be planned as compact, diverse and transit supportive communities while minimizing impacts on the natural environment and rural/agricultural resources;
- economic development and employment policies which pursue an enhanced tax base and promote live-work opportunities;
- fiscal and economic management policies aimed at ensuring Caledon's continued and enhanced fiscal sustainability;
- advanced ecosystem planning and management policies which ensure the continued health and integrity of Caledon's natural heritage;
- innovative policies fostering a vibrant, economically vital, rural and agricultural community;
- resource management policies that strive to balance the wise use of renewable and non-renewable natural resources with community/social values and the protection and stewardship of natural and cultural resources; and,
- progressive cultural heritage conservation policies.
- protection and promotion of health and well-being

The Province of Ontario has recognized the degree of inter-relatedness in decisions about land use planning in a number of Ontario Provincial statutes supporting sustainability:

- i. Bill 51, the *Planning and Conservation Land Statute Law Amendment Act* amended the *Planning Act* to establish the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians to be a matter of Provincial interest;
- ii. The Provincial Policy Statement (PPS) 2005 directs municipalities to promote ways to support “strong liveable communities, protect the environment and public health and safety, and facilitate economic growth”; and,
- iii. The *Places to Grow Act* and corresponding Growth Plan direct municipalities to plan for complete and sustainable communities.

As a framework for decision making, sustainability allows for the coordinated and integrated consideration of the implications of land use decisions economic; environmental; and social/cultural matters.

The Town of Caledon intends to remain a prosperous, vibrant and liveable community by continuing to actively promote sustainability principles in all facets of its land use planning and decision making role. Collectively, all of the policies contained in the different sections this Official Plan reflect Caledon’s ongoing commitment to planning the Town, as a whole, as a sustainable community. The policies of Section 3.1 are intended to confirm Caledon’s commitment to sustainability as an explicit principle, and to supplement the other policies of this Plan with additional policies addressing: Sustainable Development Patterns and Urban Design; Climate Change; Conservation of Water and Energy; Alternative and Renewable Energy; Air Quality; Adaptive Environmental Management; and Sustainability Indicators and Monitoring.

3.1.2 Objectives

- | 3.1.2.1 To ensure that the ~~three~~ pillars of sustainability: economic; environmental; and social/cultural are considered as a primary guiding principle for land use planning and decision making in the Town of Caledon.
- 3.1.2.2 To ensure that new development and redevelopment promotes and integrates the principles of sustainability as detailed in this and other Sections of the Official Plan.

3.1.2.3 To work with Caledon residents, land and business owners, community organizations, the Region of Peel, Conservation Authorities, and other levels of government in researching, implementing and monitoring the sustainability objectives, policies and programs of this Plan.

3.1.3 Policies

3.1.3.1 The Town shall implement and participate in, as appropriate, policies and programs that support Caledon's commitment to addressing the principles of sustainability through the land use planning system.

3.1.3.2 The Town will consider developing and implementing a range of appropriate mechanisms and tools to promote and facilitate new development and redevelopment that addresses the sustainability objectives and policies of this Plan.

3.1.3.3 Within the context of the Town of Caledon's roles and responsibilities with respect to local land use planning and development approvals, the Town shall work with Caledon residents, land and business owners, community organizations, the Region of Peel, Conservation Authorities, and other levels of government in researching, implementing and monitoring the sustainability objectives, policies and programs of this Plan, including the policies contained in Sections 3.1.3.7 to 3.1.3.13 addressing: Sustainable Development Patterns and Urban Design; Climate Change; Conservation of Water and Energy; Alternative and Renewable Energy; Air Quality; Adaptive Environmental Management; and Sustainability Indicators and Monitoring.

3.1.3.4 To assist in interpreting and implementing the sustainability policies contained in Sections 3.1.3, the Town may collaborate with the Region of Peel, other agencies and appropriate partners to develop appropriate guidance documents and sustainability assessment tools such as a Sustainability Design Brief and Sustainability Checklist.

3.1.3.5 Once appropriate guidance document(s) have been developed by the Town, proponents of development and redevelopment will be required to submit a Sustainability Design Brief as part of a complete application which addresses the sustainability objectives and policies of this Plan.

3.1.3.6 The Town will develop a Sustainability Checklist to be used when reviewing planning applications including, plans of subdivision, Official Plan and Zoning By-law amendments, and site plan control, to determine how each development proposal

will assist in achieving the sustainability objectives and policies of this Plan.

3.1.3.7 Sustainable Development Patterns and Community Design

The Town of Caledon is committed to implementing sustainable development patterns and sustainable urban design in order to create complete, compact and connected communities. An emphasis on a high standard of community design is essential as the Town continues to plan for and promote development and redevelopment opportunities that incorporate the principles of sustainability. In accordance with Provincial and Regional planning directions and the Town's Official Plan policies, the Town will be planning for higher density residential and mixed use neighbourhoods and employment areas, intensification in appropriate locations, the use of energy conservation techniques and alternative energy sources, a wide range of housing types and tenures that address affordability, accessibility and the needs of different age and income groups, recreation opportunities and innovative techniques to manage the quality and quantity of stormwater runoff.

All of these progressive ideas require a strong attention to design to ensure that the end products - the Town's communities, neighbourhoods, residences, shopping and employment areas - are healthy, liveable, viable, compatible and attractive. The creation of a complete community requires developments that provide alternative forms of transportation, provide linkages that facilitate access by pedestrians and cyclists to residential, employment and recreational areas, and provide public spaces that are safe and accessible to all, including people with disabilities.

3.1.3.7.1 Development and redevelopment shall be designed to achieve the Town of Caledon sustainability objectives and policies of this Plan, including the detailed policies of Sections 3.1 and the Community Form and Complete Communities policies contained in Section 4.1.10.

The Town shall ensure that appropriate design guidelines are developed and implemented to assist in achieving sustainable development patterns and high quality design. Such guidelines may include, but are not necessarily limited to, the following considerations:

- integration of natural systems, features and functions into the design of the community in an ecologically compatible manner;

- preservation of existing trees and other significant vegetation;
- planting of native species on lands adjacent to the Town's natural heritage system ecosystem components and other appropriate natural system enhancements;
- promotion of active and passive recreation such as walking and cycling in an integrated trail network;
- providing access between residential and employment areas;
- optimizing existing public services and infrastructure;
- energy and water efficiency and conservation techniques;
- integration of renewable energy and locally produced or district energy, where appropriate;
- ~~public health and safety~~promoting and protecting public health, well-being and safety;
- public views of and, where appropriate, public access to natural features;
- landform conservation;
- appropriate protection and stewardship measures for greenways and/or watercourses;
- design opportunities to introduce links that connect different areas of the Town, parks, walkways and trails, for an integrated community.
- promotion of public transit and alternative forms of transportation which decrease automobile dependency;
- the needs of persons with disabilities and other special needs groups including public transit accessibility, easily accessible parking for the physically challenged and universal design in housing;
- compatibility between existing uses and new uses, considering such items as lighting, height, traffic, noise, dust, air quality, odours and vibrations;
- innovative design techniques promoted through various programs, such as Leadership in Energy and Environmental Design (LEED), Low Impact Development (LID) and Energy Star; and,

- alternatives to hard surfacing, where technically feasible and appropriate.

3.1.3.7.2 Once design guidelines are established by Council, proponents for development and redevelopment shall demonstrate how the proposal addresses the applicable design guidelines, to the satisfaction of the Town.

3.1.3.8 Climate Change

Climate change is considered to be one of the most significant challenges facing human society today. Although climate change is global in scale, the Town of Caledon can and should pursue practical and innovative climate change mitigation and adaptation measures within the context of the Town's local land use planning and development approvals functions. Caledon's extensive protected **N**atural **H**eritage **s**ystems perform a vital role within the Region of Peel and the **G**reater Toronto Area, acting as a major carbon sink and moderating extremes in rainfall events and temperatures.

Caledon's healthy, connected ecosystems are also more resilient and adaptable to the impacts of climate change. The Town policy approaches to land use planning, energy consumption, transportation and infrastructure systems and the management and wise use of natural resources can all contribute to climate change mitigation and adaptation. The following policies supplement the other policies of this Plan that have positive impacts with respect to climate change.

3.1.3.8.1 The Town shall work with the Region of Peel, development interests and other appropriate partners to identify and implement development patterns, standards and practices that reduce greenhouse gas emissions.

3.1.3.8.2 The Town shall participate in the Region of Peel Climate Change Strategy, which is intended to address both the mitigation and adaptation aspects of climate change, including the establishment of targets, policies and programs to reduce the effects of climate change and minimize adverse impacts.

3.1.3.8.3 The Town shall encourage and promote the Region of Peel and other levels of government to research the economic/financial value of the climate change mitigation and adaptation services provided by natural heritage systems in Caledon and to develop appropriate financial and other incentives which recognize the value of these services and support appropriate private land stewardship.

3.1.3.8.4 The Town will work with the Region of Peel, the Province and other organizations to review municipal infrastructure standards

with a view to adapting to and mitigating the anticipated potential impacts of climate change, such as more frequent and intense rainfall events.

3.1.3.8.5 The Town shall work with the Region of Peel, Metrolinx, the City of Brampton, adjacent municipalities and other appropriate jurisdictions to improve public transit, car-pooling and other Traffic Demand Measures (TDM) to reduce overall greenhouse gas emissions from transportation that contribute to climate change.

3.1.3.8.6 The Town may consider supporting Region of Peel energy from waste initiatives which have the effect of reducing the reliance on traditional fossil fuel-based sources of energy and their associated greenhouse gas emissions, subject to local planning considerations such as land use compatibility and the protection of resources.

3.1.3.9 Conservation of Water and Energy

The conservation of water and energy is essential to the sustainability of the Town. Past increases in Caledon's population and economic growth have accelerated water and energy consumption. In view of the population and employment allocations for the Town to 2031, a renewed and vigorous commitment to the conservation of water and energy is essential to reduce the impact of growth on the natural environment while fostering the social, cultural and economic well-being of Caledon's residents and communities.

The following land use policies are intended to compliment current public awareness programs for the water conservation practices for residents and programs that advocate energy systems that will reduce the rate of consumption.

3.1.3.9.1 The Town shall facilitate the conservation of water and energy through land use planning by exploring and implementing, as appropriate, progressive water and energy conservation, efficiency and reuse techniques through all levels of the development approvals process and through feasible innovative building designs.

3.1.3.9.2 The Town shall encourage proponents of new development to consider energy conservation measures derived by the planning and design for the orientation of streets and buildings to maximize exposure to the sun (passive solar energy), and green design for buildings.

3.1.3.9.3 The Town shall encourage proponents of new development to explore innovative land use patterns, building standards,

transportation systems and urban design that will significantly reduce the overall demand for energy.

- 3.1.3.9.4 Proponents of new development shall be encouraged to minimize the percentage of impervious surfaces as well as adopt Low Impact Development (LID) or similar standards so as to reduce rates of surface water flow and run-off.
- 3.1.3.9.5 The Town shall promote urban design and development patterns that minimize the movement of water between watersheds and maintain predevelopment water balance to the extent practicable.
- 3.1.3.9.6 The Town shall encourage development proposals that maximize water capture and reuse (e.g., grey-water capture) and promote the use of storage facilities throughout the Town.
- 3.1.3.9.7 The Town shall promote landscaping practices that are responsive to local climate and ecological conditions, and which minimize the need for irrigation and the use of chemicals which could contaminate surface and groundwater resources.
- 3.1.3.9.8 The Town shall collaborate with the Region of Peel and Conservation Authorities to work towards implementing the recommendations of completed watershed and subwatershed plans, and other documents/strategies that address the conservation of energy and water.
- 3.1.3.10 Alternative and Renewable Energy Systems

The impact of human activities on the environment can be minimized through improved land use planning and efficient transportation which reduce energy use. Development and transportation patterns that promote dependence on the use of fossil fuel are unsustainable and contribute greatly to climate change. For this reason, the promotion, development and use of alternative and renewable energy systems are essential steps in conserving energy and reducing current dependence on non-renewable sources of energy.

Although the *Green Energy Act, 2009* has significantly curtailed the ability of municipalities to directly regulate most forms of alternative and renewable energy systems through the land use planning process, the Town of Caledon aspires to show leadership in the promotion and development of appropriate alternative and renewable energy systems that are compatible with Caledon's other land use planning objectives.

- 3.1.3.10.1 The Town may consider supporting and promoting the development of alternative and renewable energy systems, subject to compatibility with surrounding land uses and

consideration of the effect of the energy systems on the human and natural environment.

3.1.3.10.2 The Town will work with and participate in Region of Peel initiatives to promote alternative and renewable forms of energy and energy conservation practices, and develop criteria for evaluating the use of alternative and renewable energy systems having regards for their location, land use compatibility and potential impacts on human and natural environments.

3.1.3.10.3 The Town will work with proponents of new development and redevelopment projects to promote compact, mixed-use neighbourhood development patterns that incorporate and enhance opportunities for the use of alternative and renewable energy systems, where appropriate, such as passive and active solar energy, geothermal, wind power, district heating systems and new technologies as they become available and in accordance with the Green Energy Act.

3.1.3.10.4 The Town will consider developing and implementing green-building guidelines which, among other things, facilitate the incorporation of alternative and renewable energy systems into new buildings and through retrofits to existing buildings.

3.1.3.11 Air Quality

Air quality affects human health, the environment and the economy. Air quality in Caledon is affected by local, Regional, national and international sources of air pollution which come from a number of origins including residential, industrial and transportation. In the context of projected growth in population and employment activities, the Town supports efficiency in land use planning, reduction of emissions associated with employment activities, and less reliance on the use of fossil fuels, for the purpose of improving air quality for all of Caledon's residents.

The Town recognizes its role in improving local air quality and reducing greenhouse gas emissions. However, due to the nature of air pollution in terms of its ability to transcend local, Regional and international boundaries, the Town will work actively with others at the Regional and Provincial levels in providing leadership through land use and infrastructure planning to create a healthier Caledon. In conjunction with the other policies of Section 3.1, the following policies will promote land uses and development patterns which address air quality.

3.1.3.11.1 While working towards enhanced economic sustainability and associated land development activities, the Town shall promote

residential, industrial and commercial developments that will contribute to the maintenance or improvement of air quality.

- 3.1.3.11.2 Proponents of new developments shall be encouraged to use green building guidelines and rating systems for new construction to promote the use of building materials and products that have minimal potential to radiate harmful emissions that affect air quality.
- 3.1.3.11.3 The Town shall encourage land stewardship activities, such as reforestation, naturalization of public and private lands and low maintenance landscaping, that will have positive air quality benefits.
- 3.1.3.11.4 The Town shall work with the Region of Peel and the Province to promote public transit and support attractive alternatives to the use of the automobile so as to minimize emissions.
- 3.1.3.11.5 The Town shall implement appropriate setbacks for residential development and other sensitive land uses from potential sources of harmful emissions, in accordance with established Provincial or other applicable standards and regulations.
- 3.1.3.11.6 The Town shall participate in Region of Peel air quality initiatives including the development of tools for assessing the air quality implications of new developments.
- 3.1.3.12 Adaptive Environmental Management

Adaptive Environmental Management provides a 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 changed/improved practices/policies. In simple terms, it is a system of continuous learning and adaptation. As such, Adaptive Environmental Management is an ideal tool to assist the Town in measuring its progress towards environmental sustainability and continuously learning and improving its practices and policies.
- 3.1.3.12.1 The Town shall develop and use Adaptive Environmental Management as a framework for measuring and evaluating the Town's progress towards sustainability and determining the need to adjust practices and policies based on measured performance.
- 3.1.3.12.2 The Town shall develop and apply Adaptive Environmental Management in Town-lead initiatives, such as broader scale planning strategies and Secondary Plans and shall require proponents of large-scale development proposals to develop

and implement Adaptive Environmental Management, as appropriate and applicable.

3.1.3.13 Sustainability Indicators and Monitoring

As noted in Section 3.1.1, collectively, all of the policies contained in the different sections of this Official Plan reflect Caledon's ongoing commitment to planning the Town, as a whole, as a sustainable community. In order to measure the Town's progress towards enhanced sustainability, it is important for the Town to develop sustainability indicators and monitoring programs relating to the ~~three~~ pillars of sustainability: economic; environmental; and social/cultural. By establishing quantifiable indicators and implementing effective monitoring programs, in concert with other government and non-government organizations, the Town will be able to monitor the effectiveness of the policies of this Plan which will assist in determining changes and adjustments that may be required when the Plan is being updated.

3.1.3.13.1 The Town shall, in concert with other appropriate partners, establish and/or participate in the development and implementation of sustainability indicators and monitoring programs designed to measure the effectiveness of the policies of this Plan relating to the ~~three~~ pillars of sustainability: economic; environmental; and social/cultural.

3.1.3.13.2 The Town shall periodically review and update the policies of this Plan, as necessary and appropriate, based on the outcomes of the monitoring programs.

11. The renumbered Section 3.2.1 Ecosystem Planning and Management Introduction is amended by adding the following sentence to the end of the 2nd paragraph:

"Within the Greenbelt Plan Area these Town-wide provisions are also supplemented by detailed policies and designations contained in Section 7.13."

New Item: Policy 3.2.2.2.6 is modified by adding "all levels of government," before "various agencies".

12. The renumbered Section 3.2.3.1 Ecosystem Framework is amended by adding the following sentence to the end of the 2nd paragraph:

"Within the Greenbelt Plan Protected Countryside designation, this framework incorporates Key Natural Heritage Features (KNHF's) and Key Hydrologic Features (KHF's), and their related Vegetation Protection Zones, as defined in the Greenbelt Plan, and lands within 120 metres of such features."

- 13.** The renumbered Section 3.2.3.1.1 Natural Core Areas and Natural Corridors is amended by adding the wording “and the Greenbelt Plan Area.” after the word “ORMCPA” at the beginning of the third sentence, and by adding the wording “and Sections 7.10 and 7.13 respectively.” to the end of the paragraph.
- 14.** The renumbered Section 3.2.3.1.2 Supportive Natural Systems and Natural Linkages is amended by adding the wording “and the Greenbelt Plan Area.” after the word “ORMCPA” in the final sentence and by adding the wording “and Sections ~~7.10~~—and 7.13 respectively.” to the end of the final sentence.
- 15.** Table 3.1 Town of Caledon Ecosystem Framework is amended by deleting the row entitled “Vulnerable, Threatened and Endangered Species” and inserting the following two new rows in the same location:

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	

- 16.** Table 3.1 Town of Caledon Ecosystem Framework is further amended by adding the following two rows to the bottom of the Table and by adding the additional two explanatory notes following the Table:

Greenbelt Key Natural Heritage Features*	All KNHF's**** <u>and their related VPZ's****</u>	All KNHF's**** <u>and their related VPZ's****</u>	All VPZ's****, all lands within 120 metres of KNHF's within the Natural Heritage System and all lands within 120 metres of KHF's within the Protected Countryside	All VPZ's****, all lands within 120 metres of KNHF's within the Natural Heritage System and all lands within 120 metres of KHF's within the Protected Countryside
Greenbelt Key Hydrologic Features*	All KHF's**** <u>and their related VPZ's****</u>	All KHF's**** <u>and their related VPZ's****</u>	All VPZ's****, all lands within 120 metres of KNHF's within the Natural Heritage System and all lands within 120 metres of KHF's within the Protected Countryside	All VPZ's****, all lands within 120 metres of KNHF's within the Natural Heritage System and all lands within 120 metres of KHF's within the Protected Countryside

**** As located within the Greenbelt Protected Countryside and defined by the Greenbelt Plan, or the Glossary of Terms contained in Section 6.7 of 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.

17. The renumbered Section 3.2.3.3 Environmental Impact Studies and Management Plans (EIS & MP) is amended by adding the following as the final sentence:

“Within the Greenbelt Protected Countryside designation, these EIS & MP requirements shall also address the applicable study requirements as detailed in Section 7.13, and in particular 7.13.3.2.3.7.”

18. The renumbered Section 3.2.4 General Policies is amended by adding the following wording to the end of the introductory paragraph:

“and within the Greenbelt Protected Countryside designation, the detailed policies of Section 7.13.”

19. The renumbered Section 3.2.4.4 is amended by adding the following wording to the end of the paragraph:

“and within the Greenbelt Protected Countryside designation, the detailed policies of Section 7.13.”

20. The renumbered Section 3.2.4.5 is amended by adding the following wording to the end of the paragraph:

“and within the Greenbelt Protected Countryside designation, the detailed policies of Section 7.13.”

21. The renumbered Section 3.2.4.6 is amended by adding the following wording to the end of the paragraph:

“and within the Greenbelt Protected Countryside designation, the detailed policies of Section 7.13.”

- 22.** The renumbered Section 3.2.4.8 is amended by adding the following as the final sentence:
- “Within the Greenbelt Protected Countryside designation, lands that are determined to be *KNHF’s* and/or *KHF’s* and their associated Vegetation Protection Zones shall be deemed to be EPA and shall be subject to the policies of Sections 5.7 and 7.13.”
- 23.** The renumbered Section 3.2.4.9 is amended by deleting the 2nd paragraph in its entirety and adding the following sentence to the end of the 1st paragraph:
- “Refer to Section 6.6.3.4 of this Plan for further transitional policies respecting the PPS and Provincial Plans.”
- 24.** The renumbered Section 3.2.4.11 is amended by deleting the last sentence in the paragraph and replacing it with the following sentence:
- “Refer to Section 6.6.3.3 of this Plan for further policies respecting conflicts between the policies of this Plan and the policies of the PPS and Provincial Plans.”
- 25.** The renumbered Section 3.2.4.15 is amended by adding the following new clause:
- 3.2.4.15 l) participate in the review of the Region of Peel’s natural heritage systems policy framework, as described in Section 7.6.2.10 of the Region of Peel Official Plan.
- 26.** The renumbered Section 3.2.4.17 regarding the Town undertaking a Woodlands Policy Review is deleted in its entirety and replaced with the following new Section 3.2.4.17:
- 3.2.4.17 Notwithstanding the exemption to certain policies of this Plan provided for in Section 3.2.4.16, golf courses and complementary uses and commercial uses on the lands described in Section 3.2.4.16 must conform to all other applicable legislation, policies, regulations and standards, including the Greenbelt Plan and the Region of Peel Official Plan. In the case of a conflict between Section 3.2.4.16 and any other applicable policies, regulations or standards, the more restrictive provisions shall prevail.
- 27.** The renumbered Section 3.2.5.2 is amended by deleting the last sentence and replacing it with the following:
- “Refer to Section 6.6.3.1 of this Plan for further policies respecting conformity requirements between the policies of this Plan and the policies of the PPS and Provincial Plans.”

New Item: As it relates to renumbered Section 3.2.5.9, is modified by replacing the heading “Vulnerable, Threatened and Endangered Species” with “Habitat of Threatened and Endangered Species”.

New Item: Policy 3.2.5.9.1 is modified by replacing “areas necessary for the continued health and survival of vulnerable, threatened and endangered species” with “within the Significant Habitat of Threatened and Endangered Species”.

New Item: Policy 3.2.5.9.2 is modified by replacing “Sites containing vulnerable, threatened and endangered species” with “The Significant Habitat of Threatened and Endangered Species”.

New Item: Policy 3.2.5.9.3 is modified by deleting the word “vulnerable”.

28. The renumbered Section 3.2.5 is amended by adding the following new Section 3.2.5.11, renumbering subsequent sections accordingly and adding a new Section 3.2.5.18 as the final section:

3.2.5.11 Wildlife Habitat

3.2.5.11.1 New development within Significant Wildlife Habitat is prohibited in accordance with Section 5.7, with the exception of the permitted uses as specified in policy 5.7.3.1.2.

3.2.5.11.2 New development may be permitted in Other Wildlife Habitat subject to the requirements of the Niagara Escarpment Commission and other relevant agencies.

3.2.5.11.3 Unevaluated Wildlife Habitat shall be studied and evaluated through joint initiatives potentially involving the Town, the Conservation Authority, the Ministry of Natural Resources, the Region of Peel, a development proponent or other appropriate parties.

3.2.5.11.4 Management and restoration of Wildlife Habitat shall adhere to the Town's ecosystem principles, goals, objectives, policies and performance measures, as well as any relevant policies or guidelines established by the Ministry of Natural Resources, the Conservation Authority and the Niagara Escarpment Plan, where applicable, and shall generally be implemented through an approved management plan.

3.2.5.18 Greenbelt Key Natural Heritage and Key Hydrologic Features

3.2.5.18.1 Greenbelt Key Natural Heritage Features and Key Hydrologic Features and their associated Vegetation Protection Zones are designated EPA.

3.2.5.18.2 New development within Greenbelt Key Natural Heritage Features and Key Hydrologic Features and their related Vegetation Protection Zones is prohibited in accordance with

Sections 5.7 and 7.13, with the exception of uses permitted in accordance with Sections 5.7.3.1.2 and 7.13.

- 3.2.5.18.3 New 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 and the provisions of Section 7.13.
- 3.2.5.18.4 Management and restoration of Greenbelt Key Natural Heritage Features, Key Hydrologic Features and their related Vegetation Protection Zones shall adhere to the Town's ecosystem principles, goals, objectives, policies and performance measures, as well as the objectives and policies of the Greenbelt Plan. Management and restoration efforts shall also have regard for relevant guidelines as may be established by the Province from time to time.

29. The renumbered Section 3.5.1 Housing Introduction is amended by deleting the existing paragraph and replacing it with the following:

3.5.1 Introduction

The Town recognizes the need to create opportunities for a diverse range and mix of housing types, densities and tenure to provide for the current and future needs of a diverse population. The housing policies that follow reflect the unique nature of the Town of Caledon's rural-based community as well as acknowledge the pressures of a transitioning urban landscape. With changing demographics and an increasingly diverse population, Caledon is seeking unique solutions to address housing needs for all income levels including affordable and special needs housing.

Consistent with the Sustainability and Growth Management policies contained in this Plan, 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.”

30. The renumbered Section 3.5.2 Housing Objectives is amended by deleting existing Sections 3.5.2.1 and 3.5.2.2 and replacing them with the following new Sections:

- 3.5.2.1 To promote and foster the development of a diverse mix of housing types and tenure in order 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 through all stages of their lives.

- 3.5.2.2 To encourage all forms of residential intensification in parts of built up areas that have sufficient existing or planned infrastructure and community services.
- 3.5.2.3 To maintain and increase existing and future supply of rental housing stock.
- 3.5.2.4 To increase the number of existing and new residential dwelling units that incorporate universal design features.
- 3.5.2.5 To promote and foster energy efficiency measures in existing and new residential development.

31. The renumbered Sections 3.5.3.2 to 3.5.3.5 (Housing Policies) are deleted and replaced with the following Sections 3.5.3.2 to 3.5.3.9; existing renumbered Section 3.5.3.6 Apartments-in-Houses is renumbered to 3.5.3.10; and new Sections 3.5.3.11 to 3.5.3.13 are added.

3.5.3.2 Land Supply for Housing

- 3.5.3.2.1 In order to ensure that an adequate supply of housing is available at all times, the Town will:
 - a) maintain at all times at least a ten year supply of land designated and available for residential development, redevelopment and residential intensification; and,
 - b) endeavour to maintain a minimum three year continuous supply of residential units with servicing capacity in draft approved or registered plans.

3.5.3.3 Regional Housing Strategy

- 3.5.3.3.1 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.

~~3.5.3.3.2 The Town will consider the appropriateness of applying housing targets for social, affordable rental and ownership, and market dwelling units. Regional, with the acknowledgement that the Town's distinctive nature may result in certain targets being inappropriate, incompatible or unachievable within the life of this Plan shall work with the Region and area municipalities to implement annual minimum new housing targets with respect to social housing, affordable rental, affordable ownership, and market housing as established in Figure 17 in the Region of Peel Official Plan.~~

3.5.3.4 Rental Housing Supply

- 3.5.3.4.1 The Town will encourage the preservation and/or replacement of purpose built rental properties of six (6) or more units should such properties be considered for demolition or conversion to allow a purpose other than a rental residential subject to:
- a) the Town conducting an inventory of purpose-built rental buildings of six (6) or more units; and,
 - b) the Town developing an implementation process and criteria to monitor the demolition or conversion of purpose built rental properties of six (6) or more units.
- 3.5.3.5 Diverse Housing Types and Tenure
- 3.5.3.5.1 A full range of housing types and densities will be planned as an integral part of each Rural Service Centre.
- 3.5.3.5.2 Within the context of the other objectives and policies of this Plan, the Town will support alternative kinds of private market, rental and special needs housing to meet the demands of the Town's changing demographics by: facilitating applications that would provide housing for moderate and lower income households; encouraging life-cycle housing and encouraging the work of the Peel Non-Profit Housing Corporation and any community based groups in the provision of special needs housing.
- 3.5.3.5.3 The Town will consider innovative housing types which are in keeping with the Principles, Strategic Direction, Goals, and Objectives of this Plan.
- 3.5.3.5.4 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.
- 3.5.3.6 Affordable Housing
- 3.5.3.6.1 The Town will endeavour to facilitate applications that would provide affordable housing for moderate and lower income households.
- 3.5.3.6.2 The Town may consider allowing single room occupancy accommodation, such as rooming and boarding houses, and secondary/garden suites, as a form of affordable housing, subject to the adoption of detailed policies.
- 3.5.3.6.3 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.
- 3.5.3.6.4 Along with the Region of Peel and other local municipalities, the Town will advocate to the Province to provide municipalities with the authority to implement inclusionary zoning as one of

the tools for the provision of affordable housing in new development.

3.5.3.6.5 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.

3.5.3.6.6 As an incentive to encourage affordable housing in new development, redevelopment and intensification, as per Section 37 of the *Planning Act*, zoning by-laws may be passed to authorize an increase in height and/or density of the development that would not otherwise be allowed by the Zoning By-law. This provision is subject to the Town developing detailed implementation guidelines and protocols for implementing Section 37 of the *Planning Act*.

3.5.3.6.7 The Town will consider giving priority to selling or lease surplus municipal properties for the development of affordable housing, where consistent with the goals, objectives and policies of this Plan.

3.5.3.6.8 The Town shall consider reviewing its development standards with the objective of identifying and implementing appropriate opportunities to support and facilitate affordable housing.

3.5.3.7 Special Needs Housing

3.5.3.7.1 The Town will encourage special needs housing such as housing for the elderly and shelters, in locations with convenient access to existing or planned infrastructure, amenities and support services.

3.5.3.7.2 The Town of Caledon recognizes and encourages the leadership role of the Peel Non-Profit Housing Corporation and any community based groups in the provision of special needs housing.

3.5.3.8 Universal Design

Universal design refers to housing that incorporates, at the design and construction stage, the ability to make future changes easily and with minimum expense, to meet the evolving needs of its occupants

~~3.5.3.8.1~~ When making planning decisions, the Town will encourage the use of universal design features for new residential development, redevelopment and intensification.

~~3.5.3.8.1~~

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~~3.5.3.6.7~~3.5.3.8.2 The Town will work with the building industry and other stakeholders towards increasing the number of new residential dwelling units that incorporate universal design features

~~3.5.3.8.2~~3.5.3.8.3 The Town will collaborate with the Region of Peel, the building industry, accessibility and older adult stakeholders to develop and implement guidelines for universal design for new residential development, redevelopment and intensification.

3.5.3.9 Energy Efficient Housing

3.5.3.9.1 The Town shall promote and foster energy efficient housing in new development, redevelopment and intensification.

3.5.3.9.2 The Town shall work with development interests and home builders through the planning approvals process to promote the adoption of additional green standards beyond the minimum required by the Ontario Building Code to support energy conservation and energy efficient housing.

3.5.3.9.3 The Town may consider developing and implementing guidelines for energy efficient housing in collaboration with appropriate agencies and stakeholders.

3.5.3.11 Rural Estate Residential

3.5.3.11.1 ~~4~~For policies regarding Rural Estate Residential development refer to Section 5.3 of this Plan.

3.5.3.12 Adult Lifestyle and Retirement Projects

3.5.3.12.1 For policies regarding Adult Lifestyle and Retirement Projects refer to Section 5.10.3.22 of this Plan.

3.5.3.13 Garden Suites

3.5.3.13.1 For policies regarding Garden Suites refer to Section 6.2.13.3 of this Plan.

32. Chapter 4, Population and Employment is deleted in its entirety and replaced with the following new Chapter 4.

4.0 TOWN STRUCTURE AND GROWTH MANAGEMENT

4.1 TOWN STRUCTURE

The present and planned structure of the Town of Caledon is based on a variety of historical, geographic and demographic factors and the Principles, Directions and Goals outlined in Chapter 2. The long term structure of the Town will also be fundamentally influenced by Provincial Plans including the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, the Lake Simcoe Protection Plan, the Greenbelt Plan and the Growth Plan and the Region of Peel

Official Plan, which affect the entire land base of the Town of Caledon. These Plans identify areas where growth should and should not occur and how much growth Caledon should plan for, and contain direction regarding the character of this growth. These Plans also establish a policy framework for managing renewable and non-renewable resources and planning for infrastructure investments.

The key elements of the Town's structure as shown on Schedule A, ~~and/or~~ Schedule A1 and/or Figure 1 include:

- Provincial Plan Areas, including the Niagara Escarpment Plan and Oak Ridges Moraine Conservation Plan Areas (components of the Greenbelt Plan); the Lake Simcoe Protection Plan; the Greenbelt Plan Protected Countryside area; and the Growth Plan ~~Area Policy Areas~~;
- a hierarchy of settlements including: Rural Service Centres, Villages, Hamlets and Industrial/Commercial Centres;
- the Palgrave Estate Residential Community;
- the Agricultural Area;
- the Rural Area;
- the Natural Systems;
- the Strategic Infrastructure Study Area;
- Settlement Study Areas;
- Major Transit Station Study Areas; and,
- Coulterville Special Study Area.

4.1.1 Hierarchy of Settlements

4.1.1.1 Introduction

A hierarchy of settlements as shown on Schedule A1 has been established to implement the Town's growth management strategy by defining the role and function of various types of settlements and allocating growth accordingly consistent with Section 2.2.2 Strategic Directions, subsection b) Settlement Patterns. Central to this hierarchy are the three Rural Service Centres and their role in implementing the Tri-Nodal Growth Strategy.

This section describes the hierarchy of settlements within the Town and establishes the intended role and function of the types of settlements within the hierarchy. General and specific

policies for each of the settlements within the Rural System are provided in Section 5.10 Settlements and Chapter 7 Secondary Plans and other Detailed Area Policies. The settlement hierarchy consists of:

- Rural Service Centres;
- Villages;
- Hamlets; and,
- Industrial/Commercial Centres

Settlement boundaries are designated on Schedules A, B, C, D, E, M and N and are shown on Figures 2 to 16 of this Plan.

4.1.1.2 Objectives

4.1.1.2.1 To designate a hierarchy of settlements, where new growth and a range of services will be concentrated.

4.1.1.2.2 To allocate growth according to the hierarchy of settlements to foster and enhance the distinct community character of settlements in Caledon, develop Caledon as a complete community, ensure equitable and efficient provision of services, maintain a high quality of life and promote economic development and employment.

4.1.1.3 General Policies

4.1.1.3.1 Development of settlements will take place within the following hierarchy:

- a) Rural Service Centres – compact, well integrated rural towns, on full piped water and sewer services.

Rural Service Centres are designated as the primary growth areas for the planning period. In order to provide services in an efficient manner to the large geographical area that comprises the Town, the Rural Service Centres will be the focus for the majority of new residential and employment growth as well as the focus for the provision of a wide range of goods and services for residents of the Town. Given this role, the Rural Service Centres are emerging urban **centres areascommunities** within the Town and their character will evolve accordingly.

The Rural Service Centres are Mayfield West, Bolton and Caledon East.

- b) Villages – primarily residential communities that are generally focused on a historic main street or crossroads. They are smaller than Rural Service

Centres and provide a limited range of services to the surrounding community.

Each village is served by a central water supply system operated by the Region and private septic systems or a communal sewage disposal system and contains one or more of the following municipal services: swimming pool, arena, library, fire hall, or community hall.

Villages serve two primary functions:

- to provide an alternative lifestyle to the Rural Service Centres, Hamlets and the rural areas; and,
- to provide local convenience goods and services within the village and to the surrounding area that compliments the wider range of goods and services available in the Rural Service Centres.

The Villages are the settlements of Alton, Caledon Village, Cheltenham, Inglewood, Mono Mills, and Palgrave.

- c) Hamlets – small residential communities that are generally limited in size to a cluster of houses around a small historic settlement. They are smaller than Villages, and provide very limited services, if any.

Hamlets have generally experienced slow or no growth over the past planning period, and this pattern is planned to continue. Private individual water and sewage services predominate. Hamlets rely on the Villages and the Rural Service Centres for most services.

The Hamlets are Albion, Belfountain, Campbell's Cross, Cataract, Claude, Melville, Mono Road, Terra Cotta, and Wildfield.

- d) Industrial/Commercial Centres – small, mixed use settlements that provide at a small scale, a supportive function to the Rural Service Centres for industrial and commercial development. The Centres are located in the southern part of the Town in close proximity to the rest of the Greater Toronto Area and growing markets and are located at the intersections of Provincial or Regional transportation routes.

The Industrial/Commercial Centres are Sandhill, Tullamore and Victoria.

- 4.1.1.3.2 Reclassification of a specific settlement from one settlement category to another will require an amendment to this Plan.

4.1.1.3.3 Development of settlements will take place in accordance with the population allocations and policies of Section 4.2 Population and Employment Forecasts, Chapter 5 Land Use Policies and Chapter 7 Secondary Plans and Other Detailed Area Policies

4.1.1.3.4 The establishment of new settlement areas will not be permitted during the planning period.

4.1.2 Palgrave Estate Residential Community

In order to provide for a variety of housing types and living styles within the Town and recognizing the demand for Rural Estate Residential development the Town is providing for estate residential development in the Palgrave Estate Residential Community. The Palgrave Estate Residential Community is designated on Schedule A1 Town Structure, Land Use Plan and the land use designations within this area are shown on Schedule G, Development Pattern. Development within the Palgrave Estate Residential Community shall be in accordance with Sections 5.3 Rural Estate Residential and 7.1 Palgrave Estate Residential Community of this Plan and subsections thereof.

4.1.3 Agricultural Area

The Agricultural Area includes the Prime Agricultural Area and General Agricultural Areas designated on Schedule A, Land Use Plan, Schedule B, Mayfield West Land Use Plan and Schedule M, Inglewood Village and Area Land Use Plan, and generally coincides with a relatively 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 through the Region of Peel Official Plan. Smaller pockets of land with lower capability for agriculture have been included in the Prime Agricultural Area.

The function of the Agricultural Area within the Town Structure is to protect and promote agricultural uses and support the conservation of agriculturally productive soils and lands.

Specific objectives and policies for the Prime Agricultural Area and General Agricultural area designations are contained in Section 5.1 of this Plan.

4.1.4 Rural Area

The Rural Area designation on Schedule A, Land Use Plan and Schedule M, Inglewood Village and Area Land Use Plan, generally coincides with those lands which demonstrate a lower capability for agriculture and contain extensive lot

fragmentation. The Rural Area is 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.

Lands within this designation are generally located within the major upland physiographic or landform units of the Town including the Oak Ridges Moraine and the Niagara Escarpment.

The function of the Rural Area within the Town **S**tructure is to protect the open rural character and rural lifestyle of the countryside, protect existing agricultural uses and encourage appropriate new agricultural and appropriate rural economic development uses.

Specific objectives and policies for the Rural Area are contained in Section 5.2 of this Plan.

4.1.5 Natural Systems

At a broad scale, Natural **H**eritage **S**ystems are defined and protected in the Provincial Plans and the Region of Peel Official Plan. At a Town scale, the Caledon Official Plan has defined and protected an extensive local Natural Heritage System through its Ecosystem Planning Strategy, the Environmental Policy Area designation as shown on the Schedules of this Plan and associated policies in Sections 3.1 Ecosystem Planning and Management and 5.7 Environmental Policy Area of this Plan.

As a result of the Town's unique combination of significant Regional landforms and ecosystems, the identification and protection of natural systems is a key defining element of the Town **S**tructure.

4.1.6 Strategic Infrastructure Study Area

4.1.6.1 Introduction

The Provincial Growth Plan, June 2006, identifies a conceptual "Future Transportation Corridor" that generally extends east from the Guelph area to the east of Caledon and includes policy directions requiring that transportation corridors be identified and protected. The Ministry of Transportation has initiated an Environmental Assessment study that will more specifically define the "GTA West Future Transportation Corridor". The Region of Peel has identified a Strategic Infrastructure Study Area (SISA) in south Caledon and north-east Brampton on Schedule D of its Official Plan and has introduced policies to protect the SISA from land uses that would predetermine or preclude the potential outcomes of the

GTA West Corridor Environmental Assessment. These policies direct the area municipalities to include policies in their Official Plans to restrict new land uses to protect the lands within the SISA. Accordingly, Schedule A1 of this Plan identifies the SISA and the potential linkage of the proposed North-South Transportation Corridor extending south of the SISA on the west side of Caledon. The SISA and the North-South Transportation Corridor are subject to the following objectives and policies.

4.1.6.2 Objectives

To identify and protect areas that require comprehensive study and assessment with respect to long term strategic planning and infrastructure needs such as transportation facilities, utilities and electricity transmission infrastructure.

4.1.6.3 Policies

4.1.6.3.1 Caledon will work in partnership with the Province, the Region of Peel, area municipalities and adjacent regions to further define and refine the location of the conceptual Strategic Infrastructure Study Area (SISA) and the potential linkage of the proposed North-South Transportation Corridor as shown on Schedule A1 based on the outcomes of the Ministry of Transportation's GTA West Corridor Environmental Assessment and identify and implement tools, policies and other measures to protect lands within the SISA and the North-South Transportation Linkage from land uses that would predetermine or preclude the potential outcomes of the GTA West Corridor Environmental Assessment.

4.1.6.3.2 Settlement expansions will only be proposed and development applications will only be considered for approval within the SISA and the North-South Transportation Corridor linkage where there has been a satisfactory assessment that has concluded that the proposal would not predetermine or preclude the outcomes of the GTA West Corridor Environmental Assessment.

4.1.6.3.3 All land uses currently permitted within the Prime Agricultural Area will continue to be permitted.

4.1.7 Settlement Study Areas The Town of Caledon will study areas around Bolton, Mayfield West and Tullamore as shown on Schedule A1 for possible settlement expansions to accommodate the population and employment forecasts shown in Table 4.1 recognizing a settlement area boundary expansion may only occur as part of a municipal comprehensive review.

4.1.7.1 Introduction

~~To provide a framework to manage future long term growth in Caledon, Settlement Study Areas (Study Areas) have been identified on Schedule A1 around Bolton, Mayfield West and Tullamore. The Settlement Study Areas delineate the general geographic area within which the Town will undertake studies to identify future settlement boundary expansions to accommodate the majority of its population and employment growth within the timeframe of this Plan and beyond. The identification of the Settlement Study Areas will allow settlement boundary expansions to be planned in the appropriate broader context. Any settlement expansions within the Settlement Study Areas will require a Regional Official Plan Amendment and ensure that the proposal will not predetermine or preclude the potential outcomes of the GTA West Corridor Environmental Assessment as required in the Strategic Infrastructure Study Area policies in Section 4.1.6 of this Plan.~~

~~Bolton and Mayfield West are established Rural Service Centres that, as the foci for future growth, may require settlement boundary expansions to accommodate the 2031 population and employment forecasts. The Study Areas for Bolton and Mayfield West shown on Schedule A1 are the Study Areas for current and future expansion studies for these communities.~~

~~Tullamore is the largest Industrial/Commercial Centre in the Town of Caledon. The function of Tullamore will be reviewed to determine whether it should become a more significant employment node within the hierarchy of settlements. A Study Area has been identified around Tullamore to define the area within which a settlement expansion study will be conducted to accommodate the employment allocations within this Plan and define the broader area that will be assessed as part of the functional review of Tullamore. Any change to the role and function of Tullamore will require an amendment to the Region of Peel Official Plan.~~

~~4.1.7.2 Objectives~~

~~4.1.7.2.1 To support the Town's Growth Management Strategy by defining the general geographic areas within which the Town will plan to accommodate the majority of its long term population and employment growth beyond what is currently provided for in this Plan.~~

~~4.1.7.2.2 To define the areas within which growth management studies including settlement boundary expansion studies will be undertaken in accordance with the policies of Section 4.2.3 Settlement Boundary Expansions.~~

~~4.1.7.3 Policies~~

~~4.1.7.3.1 The Town of Caledon will initiate settlement boundary expansion studies within the Settlement Study Areas identified on Schedule A1 in accordance with Section 4.2.3 Settlement Expansions of this Plan and Section 7.9.2.10 of the Region of Peel Official Plan as necessary to accommodate the population and employment forecasts allocated to the Town by the Region of Peel.~~

~~4.1.7.3.2 The Town of Caledon will review the function of Tullamore as an enhanced focus for employment growth that goes beyond its current function as an Industrial/Commercial Centre.~~

4.1.8 Major Transit Station Study Areas

4.1.8.1 Introduction

Major Transit Station Areas are defined in the Growth Plan as the area around higher 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. Major Transit Station Areas also contribute to the achievement of the intensification and Greenfield Density targets set out in the Growth Plan.

Major Transit Station Areas generally are defined in the Growth Plan as “the area within an approximate 500m radius of a transit station, representing about a 10 minute walk.” Major Transit Station Areas are to be “designated in official plans and planned to achieve increased residential and employment densities”.

The Region of Peel Official Plan requires the area municipalities to identify intensification areas such as Major Transit Station Areas and encourages the area municipalities to require a minimum density of 100 residents and jobs combined per hectare around major transit stations within the designated Greenfield area.

Caledon has two areas that may potentially be identified as Major Transit Station Areas. A GO Transit rail station will be located in Bolton and Mayfield West and is expected to be serviced by an enhanced bus service. These communities are identified as Rural Service Centres where growth is to be focused and are the most appropriate locations in Caledon to

consider planning for higher density transit-oriented development nodes.

Studies will be required to examine the potential to create Major Transit Station Areas in Bolton and Mayfield West and to determine the most appropriate development areas, mix of land uses, density and community planning policies. The potential for a Major Transit Station Area may be examined as part of a municipal comprehensive review being undertaken in support of a settlement boundary expansion. In the case of Bolton, the review of the potential for a Major Transit Station Area will address the long term use of existing employment lands in the vicinity of the GO station.

Two Study Areas in and adjacent to Bolton and Mayfield West have been indicated conceptually on Schedule A1 to generally identify the area that may be included in the Major Transit Station Area Studies.

4.1.8.2 Objectives

4.1.8.2.1 To support the Town's Growth Management objectives and objectives regarding community form and complete communities by defining the general geographic areas within which the Town will undertake studies to examine the potential to identify Major Transit Station Areas and the appropriate configuration and character of these areas. The studies may be undertaken as part of a municipal comprehensive review being undertaken in support of a settlement boundary expansion.

4.1.8.3 Policies

4.1.8.3.1 The Town of Caledon will initiate studies to examine the potential to locate Major Transit Station Areas in Bolton and Mayfield West and refine the conceptual Study Areas shown on Schedule A1 of this Plan.

4.1.8.3.2 Where it has been determined that it is appropriate to locate a Major Transit Station Area, further study will be undertaken to determine the appropriate boundaries and function of the Major Transit Station Area, and develop a Secondary Plan for the Area.

4.1.9 Coulterville Special Study Area

The Coulterville Special Study Area denotes an area within the Rural Area land use designation which contains outstanding natural environmental features and cultural heritage features as well as intensive and less intensive tourism development and extensive areas of aggregate extraction. This area has the potential for additional tourism and recreational opportunities.

The Coulterville Special Study Area has been identified as the study area for an examination of appropriate after uses for the aggregate extraction areas and the development of detailed policies to ensure that such uses will be complimentary to the natural environmental features and the cultural heritage features within the Study Area, as well as continuing aggregate extraction and the Caledon High Potential Mineral Aggregate Resource Areas within and in proximity to the Study Area. Detailed policies developed through the Study will be in conformity with the Niagara Escarpment Plan, the Greenbelt Plan, the Region of Peel Official Plan and the Caledon Official Plan.

Specific objectives and policies for the Coulterville Special Study Area are contained in Section 5.2.6 of this Plan.

4.1.10 Community Form and Complete Communities

4.1.10.1 Introduction

The Provincial Growth Plan encourages cities and towns to develop as complete communities with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space and easy access to local stores and services. Communities built in designated Greenfield Areas are to be compact and transit-supportive. Intensification Areas are to be planned and designed to provide a diverse and compatible mix of land uses, including residential and employment uses to support vibrant neighbourhoods.

The relationship between community design and public health has been recognized by the medical and planning professions. The Region of Peel Official Plan expresses the intent to, jointly with the area municipalities, develop an assessment tool for evaluating the public health impacts of development proposals as part of the approval process and to raise awareness of public health issues related to planning through partnerships with the public and private sectors.

The Town of Caledon, as a large rural area containing settlements of various sizes and functions, including a number of emerging urban centres, is a “community of communities”. The Town is planned, as a whole, to function as a complete community, providing the necessary living accommodation, employment and services to its residents. This is the basis for the Growth Management Strategy described in Section 4.1.1.

4.1.10.2 Objectives

4.1.10.2.1 To plan Caledon as a complete community that is well designed, offers transportation choices, accommodates people

at all stages of life and has an appropriate mix of housing, a good range of jobs and easy access to retail and services to meet daily needs.

4.1.10.2.2 To protect and promote human health through community planning and design.

4.1.10.3 Policies

4.1.10.3.1 Community plans and Secondary Plans will contain policies to ensure that Caledon's settlement areas are planned in such a way as to contribute to the development of Caledon as a complete community, are well designed and offer transportation choices, an appropriate mix of housing and range of jobs, and provide goods and services in keeping with their function within the hierarchy of settlements set out in Section 4.1.1 of this Plan.

4.1.10.3.2 Caledon will participate jointly with the Region of Peel and area municipalities in the preparation of an assessment tool for evaluating the public health impacts of development proposals.

4.1.10.3.3 Caledon will work jointly with the Region of Peel and area municipalities to raise awareness of public health issues related to planning.

4.2 GROWTH MANAGEMENT

4.2.1 Intensification

4.2.1.1 Introduction

To make better use of land and infrastructure, the Province has included policies in the Growth Plan to promote compact urban form, intensification and redevelopment, including an intensification target for the upper- and single-tier municipalities in the Greater Golden Horseshoe. By the year 2015 and for each year thereafter, a minimum of 40 per cent of all residential development occurring annually will be within the built-up area.

The Province has issued mapping of the built-up area which is defined as the area that was built as of June 2006. The built-up area for Caledon is shown on Figure 1. Areas within existing settlements that were not built as of June 2006 are identified as the designated Greenfield Area. Small rural settlements ~~and the Palgrave Estate Residential Community~~ do not have a defined built-up area and are identified as undelineated built-up areas. All development within the undelineated built-up area is considered intensification.

The Provincial Growth Plan also requires all municipalities to develop an intensification strategy and policies to phase in intensification and achieve the intensification target.

Intensification strategies will identify appropriate areas for intensification, such as intensification corridors, urban nodes, Major Transit Station Areas and other intensification areas and identify the appropriate type and scale of development in these areas.

The Region of Peel has included mapping of the built-up area, the undelineated built-up area and the designated Greenfield Area in its Official Plan and established Regional intensification targets. The Regional Plan requires the area municipalities to address the Growth Plan policies and targets in their growth management and phasing strategies. Caledon is specifically directed to include policies for the Rural Service Centres addressing the Regional Greenfield density and intensification targets. The Region will only consider approving settlement boundary expansions for Rural Service Centres if they contribute to the achievement of the Regional minimum intensification targets and the Regional Greenfield density target established for 2031.

Caledon, as a mainly rural municipality, has a limited potential for intensification within the built-up area defined by the Province. Opportunities for intensification within the built-up area exist primarily in the Bolton Rural Service Centre and, to some degree in the rural settlements identified as undelineated built-up area. Intensification strategies will differ among communities with full municipal services, communities on partial municipal services and communities serviced by private systems. There is also an opportunity for intensification in the rural area through secondary suites and other forms of housing on existing lots. Caledon will make an appropriate contribution to the achievement of the Regional intensification targets based on the opportunities identified in the Caledon Intensification Strategy.

4.2.1.2 Objectives

4.2.1.2.1 To achieve compact and efficient urban forms, optimize the use of existing infrastructure and services, revitalize and/or enhance developed areas, increase the availability and diversity of housing and business opportunities and create mixed-use, transit-supportive, pedestrian-friendly urban environments through intensification.

4.2.1.2.2 To ensure that intensification occurs in an appropriate manner in keeping with the role and function of Caledon's communities according to the hierarchy of settlements within the Town Structure through the preparation of an intensification strategy, community design guidelines and other measures.

4.2.1.3 Policies

4.2.1.3.1 Caledon will encourage intensification within the built-up area and undelineated built-up areas shown on Figure 1 of this Plan and will work to overcome barriers to intensification, where consistent with Section 3 of the Provincial Policy Statement.

4.2.1.3.2 Caledon will prepare an intensification strategy that will identify: opportunities for intensification appropriate to the role and function of Caledon's communities within the Town structure and the availability of community infrastructure, water and wastewater services to support intensification; appropriate areas for focusing intensification, such as intensification corridors, urban nodes, Major Transit Station Areas and other appropriate intensification areas; the appropriate type and scale of development in intensification areas; barriers to intensification and measures for overcoming identified barriers.

4.2.1.3.3 Caledon will permit and encourage compatible forms of intensification in existing residential neighbourhoods and the rural area such as Apartments-in-Houses, coach houses (apartments above garages), and duplexes in accordance with Section 5.10.3.14 of this Plan.

4.2.1.3.3.4.2.1.3.4 To 2031, the minimum amount of residential development allocated within the built-up area shall be 1,500 units.

4.2.2 Greenfield Density

4.2.2.1 Introduction

To create compact, efficient and complete communities, the Growth Plan requires that Greenfield development within each upper- or single-tier municipality be planned to meet a density target of 50 residents and jobs combined per hectare.

~~———— In response to this Provincial direction, the Region of Peel Official Plan area municipalities state that the Region will plan to achieve a minimum Greenfield density of 50 residents and jobs combined per hectare by 2031. The Region of Peel will complete an analysis in collaboration with the area municipalities to demonstrate how the allocation of the Regional forecasts will be planned at the municipal level to contribute to the achievement of the minimum combined Regional Greenfield density target. In response to this Provincial direction the Region of Peel Official Plan area municipalities states that the Region plans to achieve a minimum Greenfield density of 50 residents and jobs combined per hectare by 2031.~~

The Region will only consider approving settlement boundary expansions for Rural Service Centres if they contribute to the achievement of the Regional minimum Greenfield Density Target established for 2031. Regional approval will be required for expansions to rural settlement areas if the expansion will adversely affect the achievement of the Regional Greenfield density target.

Caledon will make its best efforts to contribute to the achievement of the Regional Greenfield Density Target, however, this will be very difficult as employment lands in Caledon are generally at a density far below the Greenfield Density Target and are not expected to achieve 50 jobs per hectare in the future. Compensating for lower density employment lands will necessitate higher residential and population-related employment densities in the Rural Service Centres. Higher densities may be accommodated in part through the development of high density nodes such as the potential Major Transit Station Areas, but would not be desirable in residential neighbourhoods due to the lack of public transit and other necessary services and objectives for community form and character.

~~A built boundary and Designated Greenfield Area have been identified by the province in the Palgrave Estate Residential Community. The Palgrave Estate Residential Community is approved to be developed at a very low density in this Plan and the Oak Ridges Moraine Conservation Plan. The Palgrave Estate Residential Community was not intended to accommodate significant intensification or densities approaching the Greenfield Density Target and does not satisfy the Provincial criteria for the application of a built boundary including the availability of full municipal services. Therefore, the Palgrave Estate Residential Community is shown as an undelineated built up area in the Region of Peel Official Plan and on Figure 1 of this Plan and is excluded from consideration in Caledon's contribution to meeting the Regional Greenfield Density Target. The Palgrave Estate Residential Community is shown as an estate community in the Region of Peel Official Plan and on Figure 1 of this Plan and is excluded from calculations of greenfield density targets.~~

4.2.2.2 Objectives

4.2.2.2.1 To optimize the use of the Designated Greenfield Area.

4.2.2.2.2 To achieve compact urban forms within the Designated Greenfield Area.

4.2.2.3 Policies

- 4.2.2.3.1 ~~Caledon will collaborate with the Region of Peel in undertaking its analysis to demonstrate how the allocation of the Regional forecasts will be planned at the municipal level to contribute to the achievement of the minimum Regional density of 50 residents and jobs combined per hectare by 2031 within its Designated Greenfield Areas. Development within the Designated Greenfield Area shall be designed to meet or exceed the minimum overall density of 42 residents and jobs combined per hectare.~~
- 4.2.2.3.2 Caledon will, through its community planning initiatives, identify higher density urban nodes and intensification corridors in appropriate locations within the Designated Greenfield Area to contribute to the achievement of the overall Regional Greenfield Density Target.
- 4.2.2.3.3 Should a Major Transit Station be located in Caledon, Caledon will require development within the Designated Greenfield Area around the Major Transit Station to achieve a minimum density of 100 residents and jobs combined per hectare by 2031.
- 4.2.2.3.4 Caledon will support and plan for innovative means of contributing to the achievement of the Regional minimum Greenfield Density Target in residential neighbourhoods in the Designated Greenfield Area such as Apartments-in-Houses, coach houses (apartments above garages), and duplexes.

4.2.3 Settlement Expansions

4.2.3.1 Introduction

~~— The Provincial Growth Plan has introduced new requirements and considerations for permitting expansions to settlements. A settlement boundary expansion may only occur through a municipal comprehensive review that comprehensively applies the policies and schedules of the Growth Plan and demonstrates that certain conditions specified in the Growth Plan are met. These conditions include but are not limited to: a demonstration that the forecasted growth cannot be accommodated through intensification and in Designated Greenfield Areas within the existing settlement areas; the lands are sufficient for a time horizon not exceeding 20 years; and, the timing and phasing of development will not adversely affect the achievement of the intensification and Greenfield density targets.~~

~~— As the boundaries of the Rural Service Centres in Caledon are designated in the Region of Peel Official Plan, a Regional Official Plan Amendment and a Regional municipal comprehensive review are required to expand the boundary of~~

~~a Rural Service Centre. A municipal comprehensive review is required to expand the boundary of a Village, Hamlet or Industrial Commercial Centre and Regional approval is required if the expansion will adversely affect the ability to achieve the Regional Greenfield density target. The Region of Peel Official Plan lists the matters that must be addressed through the Regional municipal comprehensive review to expand a Settlement Boundary.~~

~~The Town of Caledon requirements for a municipal comprehensive review to initiate an Official Plan Amendment for a settlement boundary expansion set out in this section respond to the directions of the Provincial Growth Plan and the Region of Peel Official Plan as well as local considerations.~~

An Official Plan Amendment and a municipal comprehensive review are required to expand the boundary of any settlement. As the boundaries of the Rural Service Centres in Caledon are designated in the Region of Peel Official Plan, a Regional Official Plan Amendment and a municipal comprehensive review are required to expand the boundary of a Rural Service Centre. A municipal comprehensive review is required to expand the boundary of a Village, Hamlet or Industrial Commercial Centre. The Region of Peel Official Plan lists the matters that must be addressed through the municipal comprehensive review to expand a Settlement Boundary. The Region will determine if the municipal comprehensive review demonstrates that the requirements of section 7.9.2.12 of the Regional Official Plan are met. The Town of Caledon Official Plan lists the matters that the Town requires to be addressed in a municipal comprehensive review in Section 4.2.3.3.1, based on provincial and regional requirements and local considerations.

- 4.2.3.2 Objectives
- 4.2.3.2.1 To provide for orderly and efficient residential, commercial and industrial growth within settlements.
- 4.2.3.2.2 To satisfy the land need to accommodate the population and employment forecasts in this Plan.
- 4.2.3.2.3 To manage growth based on the growth forecasts and intensification policies and Greenfield density objectives of this Plan.
- 4.2.3.2.4 To optimize the use of the existing and planned infrastructure and services.
- 4.2.3.3 Policies

- 4.2.3.3.1 Expansions to settlements will require an amendment to this Plan and shall be undertaken through a municipal comprehensive review that will address the following:
- a) how the proposed expansion is based on the population and employment forecasts and population allocations in Tables 4.1 to 4.6 of this Plan;
 - b) protection and enhancement of environmental, natural and cultural resources, including identification of a natural heritage system;
 - c) the potential impact of the expansion on the function and character of the community;
 - d) the expansion is a logical and contiguous addition to the existing settlement;
 - e) the ability to provide the necessary Regional infrastructure and services including Regional and local transportation infrastructure, water and wastewater servicing in a financially and environmentally sustainable manner;
 - f) fiscal impact;
 - g) sufficient opportunities as determined by the Region to accommodate forecasted growth contained in Section 4.2.4 of this Plan through intensification and in designated Greenfield areas are not available in Caledon;
 - h) an examination of reasonable alternative locations which avoid Prime Agricultural Areas, and reasonable alternative locations on lands with lower priority in the Prime Agricultural Area;
 - i) the preparation and conclusions of watershed and sub-watershed studies;
 - j) compliance with minimum distance separation formulae;
 - k) the provisions of the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, the Lake Simcoe Protection Plan and the Greenbelt Plan;
 - l) conformity with the objectives and policies of the Region of Peel Official Plan; and, the principles, strategic direction, goals, objectives and policies of this Plan;
 - m) the expansion makes available sufficient lands for a time horizon not exceeding the timeframe of this Plan;

- n) ~~the expansion contributes to the achievement of the Regional intensification targets and the Regional Greenfield Density Target; the timing of the expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the Regional and municipal intensification and density targets;~~
- o) mitigation of impacts of settlement area expansions on agricultural operations which are adjacent to or close to the settlement area to the greatest extent feasible; and,
- p) the sustainability objectives and policies of Section 3.1 of this Plan.
- q) ~~the proposed expansion will meet the requirements of the Greenbelt Plan, Niagara Escarpment Plan, Lake Simcoe Protection Plan, and the Oak Ridges Moraine Conservation Plan; and,~~
- p)r) ~~in determining the most appropriate location for expansions to the boundaries of settlement areas, the policies of Section 2 and 3 of the Provincial Policy Statement, 2005 are applied.~~

4.2.4

Population and Employment Forecasts and Allocations

4.2.4.1

Introduction

The Town's total population and employment forecasts and related population allocations within specific settlements or land use areas are based on the Plan's Principles, Strategic Direction and Goals. The forecasts are consistent with the broader framework of population and employment forecasts for the Region of Peel and the Greater Golden Horseshoe as set out in Schedule 3 of the Provincial Growth Plan and the allocation of the Region's population and employment growth to the area municipalities contained in Table 3 of the Region of Peel Official Plan. The population growth allocations contained in the Growth Plan and Table 3 of the Region of Peel Official Plan include the 2001 Census undercount of 4.2%. The Census undercount represents existing population that was not accounted for in the Census, but which has been identified through other information sources. The population allocations in Table 3 of the Region of Peel Official Plan represent the total population for the purpose of planning services and infrastructure.

The population forecasts in this section include the Census undercount and are consistent with the Regional population

growth allocations to Caledon in Table 3 of the Region of Peel Official Plan.

4.2.4.2 Objectives

- a) To establish population and employment forecasts and allocations based on the Plan's Strategic Directions, Principles and Goals and the allocation of population and employment growth by the Region of Peel in conformity with the Provincial Growth Plan;
- b) To utilise the population and employment forecasts and the population allocations in establishing a planning framework; and,
- c) To encourage an optimum population and employment balance for the purposes of live/work relationship and fiscal sustainability.

4.2.4.3 Policies

4.2.4.3.1 The population and employment forecasts for the Town of Caledon over the Plan Period are detailed on the following Table 4.1. The population and employment forecasts and the population allocations assigned in Tables 4.2 through 4.6 will be used as a guide to:

- manage both population and employment growth within the Town;
- plan for the provision of hard and soft services;
- establish land area requirements; and,
- enhance the relationship between local employment and population growth.

4.2.4.3.2 Adjustments to Town-wide forecasts on Table 4.1 will generally be made as a result of a Provincial review of the forecasts in Schedule 3 of the Growth Plan and the associated review by the Region of Peel of the growth allocations to the area municipalities in Table 3 of the Region of Peel Official Plan. Adjustments to the population and employment allocations for specific communities will be considered by amendment to this Plan, when further detailed studies, such as the Village Studies, have determined specific population allocations for these settlements for the planning period.

TABLE 4.1
TOWN OF CALEDON - Population & Employment Forecasts

Year	Population	Employment
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2011	75,000	28,000
2021	87,000	40,000
2031	111,000 108,000	48,000 46,000

Note: Population figures include the 2001 Census undercount of 4.2%.

4.2.5 Population Allocations – General

4.2.5.1 Population Allocations for 2021 and 2031 have been assigned in Tables 4.2 through 4.6 to settlement categories, specific settlements and land areas generally based on: the Plan's principles, strategic direction and, goals, consistent with the Town-wide forecast contained in Table 4.1.

4.2.5.2 Population allocations for 2011 have been established for monitoring purposes, in order to measure progress towards the assigned 2021 and 2031 population allocations.

TABLE 4.2
POPULATION ALLOCATIONS by Settlement Category or Land Use Area

Settlement Category or Land Use Area	2011 Population	2021 Population	2031 Population
Rural Service Centres	45,724	55,016 54,105	75,127 74,334
Villages	6,592	8,242 7,428	10,753 7,428
Hamlets	1,452	1,666 2,063	1,662 2,063
Industrial/Commercial Centres	478	175	175
Palgrave Estate Residential Community	3,909	4,636 4,865	5,756 5,371
Rural ⁽¹⁾	17,146	17,264 18,365	17,528 18,629
Total	75,000	87,000 86,551	111,000 107,551

⁽¹⁾ The category 'Rural' includes lands in the Prime Agricultural Area, General Agricultural Area and the Rural Area.

4.2.6 Population Allocations – Rural Service Centres and Villages

4.2.6.1 The 2021 and 2031 Population Allocation for Bolton, Caledon East and Mayfield West have been assigned subject to any adjustments made in accordance with Section 4.2.4.3. 2 of this Plan.

~~4.2.6.2~~ The 2016 population for Caledon East is 6,400 and shall not be exceeded before this date. ~~The 2011 population for Caledon East represents an interpolation based on the 2016 population of 6,400 as projected in the Caledon East Secondary Plan.~~

4.2.6.34.2.6.2 TABLE 4.3

POPULATION ALLOCATIONS -Rural Service Centres

Population Allocations	2011 Population	2021 Population	2031 Population
Bolton	28,199	28,848 27,514	38,889 39,178
Caledon East	5,225	8,654 8,412	8,654 8,412
Mayfield West	12,300	17,515 18,179	27,584 26,744
Total	45,724	55,016 54,105	75,127 74,334

4.2.6.44.2.6.3 The 2021 and 2031 Population Allocations for the Villages in Table 4.2 and Table 4.4 represent interim budget population allocations only, pending completion of the Village Studies. The completion of these studies will determine the actual population allocation for each of the Villages as well as refine the total population allocation for all of the Villages. Until these studies are completed and the appropriate Official Plan Amendment(s) are approved, the historically established population for each Village will be used to regulate the population to be accommodated in these communities.

A Village Study has been completed for Inglewood Village, therefore, the 2021 Inglewood population number shown in Table 4.4 represents the assigned 2021 population allocation for Inglewood.

**TABLE 4.4
POPULATION ALLOCATIONS - Villages**

Population Allocations	2011 Population	2021 Population	2031 Population
Total - (from Table 4.2)	6,592	8,242 7,428	10,753 7,428
Historically Established Populations			
Alton		1,530	
Caledon		1,850	
Cheltenham		1,130	
Mono Mills		860	
Palgrave		1,025	
Individual Village Population Allocations		2021 Population	
Inglewood		1,262	

4.2.6.54.2.6.4 If, as a result of the Village Studies, population for the Villages remain unassigned from the interim budget allocations noted in Table 4.2, or 4.4, such residual may be reallocated to other settlements in accordance with Section 4.2.4.3.2.

4.2.7 Population Allocations - Hamlets, Industrial/Commercial Centres and Rural

4.2.7.1 The Hamlet population allocations contained in Table 4.5 reflect the historically established populations for these communities. They will be used as a guide only, in regulating the population to be accommodated within the existing settlement boundaries.

**TABLE 4.5
 POPULATION ALLOCATIONS - Hamlets**

Population Allocations	2011	2021	2031
Total - (from Table 4.2)	1,452	1,666 <u>2,063</u>	1,662 <u>2,063</u>
Historically Established Populations			
Albion		92	
Belfountain		520	
Campbell's Cross		125	
Cataract		280	
Claude		38	
Melville		33	
Mono Road		88	
Terra Cotta		250	
Wildfield		110	

4.2.7.2 The Industrial/Commercial Centres population allocations in Table 4.6 generally reflect the historically established populations for these settlements. The historically established populations will be used as a guide only in regulating the population to be accommodated within the existing settlement boundaries.

**TABLE 4.6
 POPULATION ALLOCATIONS-Industrial/Commercial Centres**

Population Allocations	2011 Population	2021 Population	2031 Population
Total - (from Table 4.2)	178	175	175
Historically Established Populations			
Sandhill		55	
Tullamore		50	
Victoria		71	

4.2.7.3 Development of Rural land over the Planning Period will be limited to the population allocation identified in Table 4.2.

- 33.** The title of Chapter 5.0 is amended by removing “Town Structure and” from the title, leaving the title as “Land Use Policies”.
- 34.** The two introductory paragraphs to Section 5.0 are deleted and replaced with the following text:
- “The Schedules to this Plan identify various land use designations that apply to lands within the Town of Caledon. The policies pertaining to the specific land use designations identified on the Schedules to this Plan are outlined in this Chapter.
- As described in Section 1.5, the entire land base of the Town of Caledon is subject to Provincial Plans: the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan; [the Lake Simcoe Protection Plan](#); the Greenbelt Plan; and the Growth Plan for the Greater Golden Horseshoe. The policies of this section must, therefore, be read in conjunction with those Plans and all other applicable policies of this Plan, including policies derived from those Provincial Plans. Refer to Section 6.6.3.3 of this Plan for further policies respecting conflicts between the policies of this Plan and the policies of the PPS and Provincial Plans.
- In addition to the specific land use designation policies contained in this Plan, other policies of this Plan are generally applicable to lands within the Town and may also apply to specific land use designations.

35. Section 5.1.1.3.1 (Prime Agricultural Area Objectives) is amended by adding the words “and normal farm practices” after the words “To protect and promote agricultural uses”.

36. Section 5.1.1.5.1 (Prime Agricultural Area General Policies) is deleted in its entirety and subsequent sections are renumbered accordingly.

37. Section 5.1.1.8.1 (Prime Agricultural Area Secondary Uses) is amended by deleting the last sentence.

38. Section 5.1.1.9.1 (Prime Agricultural Area Agri-tourism uses) is amended by deleting the last sentence.

39. Section 5.1.1.13.1 (Prime Agricultural Area Second Dwellings for Farm Help) is amended by deleting the last sentence.

40. Section 5.1.1.15.2 (Prime Agricultural Area Consents for Severances) is amended by deleting subsection a) pertaining to farm retirement lots, and renumbering subsequent subsections accordingly.

41. Section 5.1.1.15.2 (Prime Agricultural Area Consents for Severances) is further amended by deleting the final sentence and replacing it with the following:

“Other sections of this Plan also contain policies respecting consents for severances, such as the Secondary Plan & Other Detailed Area Policies contained in Chapter 7, and the consent policies of this

section must be read in conjunction with any other applicable consent policies. Refer to Section 6.6.3.3 of this Plan for further policies respecting conflicts between the policies of this Plan and the policies of the PPS and Provincial Plans.”

- 42.** Section 5.1.1.15.3 (Prime Agricultural Area Consents for Severances) is amended by adding the words “the applicant must be a bona-fide farmer, the lands must be part of their current agricultural operation and,” after the words “In the context of the rezoning” in the second sentence of the section.
- 43.** Section 5.1.1.15.4 (Prime Agricultural Area Consents for Severances – Farm Retirement Lot) is deleted in its entirety and subsequent sections renumbered accordingly.
- 44.** Section 5.1.2.2 (General Agricultural Area Introduction) is amended by deleting the final three sentences of the section.
- 45.** Section 5.1.2.4 (General Agricultural Area General Policies) is deleted and replaced with the following:
- 5.1.2.4 Objectives
- 5.1.2.4.1 The Objectives of the Prime Agricultural Area designation also apply to the General Agricultural Area designation.
- 5.1.2.5 General Policies
- 5.1.2.5.1 The General Policies of the Prime Agricultural Designation also apply to the General Agricultural Area designation, and the additional consent policies set out in Section 5.1.2.6.
- 5.1.2.6 Consents for Severances
- 5.1.2.6.1 Consents for severances within the General Agricultural Area shall be permitted in accordance with Section 5.1.1.15 and:
- a) a farm retirement lot for a bona-fide farmer, subject to Section 5.1.2.6.2.
- 5.1.2.6.2 A maximum of one lot may be severed as a retirement lot from one 40 hectare (100 acre) half township lot where no more than three residential lots have been previously created, for a bona-fide farmer retiring from active farming life, and to whom no retirement lot has been previously granted. The retirement lot for agricultural uses must be in accordance with Section 5.1.2.6.3.
- 5.1.2.6.3 A new lot created in accordance with Section 5.1.2.6.2 must: be limited in lot area to the minimum required for a single detached dwelling and driveway; have sufficient room for adequate servicing; ensure adequate separation distance in accordance with Section 5.1.1.16.1; maintain a reasonable buffer from other land uses; abut an existing residential lot

where possible, or be created at the limits of the existing parcel to minimize the impact on agriculture; and comply with all other policies of this Plan and Zoning By-law.

- 5.1.2.6.4 In the event the Town supports the establishment of a rural economic development use in the General Agricultural Area, a consent may be considered provided such consent satisfies all other applicable policies of this Plan.
- 46.** The first paragraph of Section 5.2.2 Rural Area Introduction is amended by adding the words “which are components of the Greenbelt Plan” after the words “and the Niagara Escarpment” at the end of the second sentence and by adding the words “Conservation Plan and Greenbelt Plan” after the words “Oak Ridges Moraine” in the third sentence.
- 47.** Section 5.2.4.1.2 (Rural Area General Policies) is deleted in its entirety and subsequent sections renumbered accordingly.
- 48.** Section 5.2.6.2 (Rural Area Coulterville Special Study Area) is amended by adding the words “and the Greenbelt Plan” to the end of the paragraph.
- 49.** Section 5.3.1 Rural Estate Residential Introduction is amended by deleting the words: “or those which have been committed by the Town prior to approval of this Plan” in the first sentence and replacing them with the following words:
“or those which have legal status as “commenced” applications pursuant to applicable Provincial Legislation and Regulations (refer to Section 6.6.3.4 for additional transition policies).”
- 50.** Section 5.3.2.6 pertaining to the Orangeville Airport Estate Area is deleted in its entirety and all subsequent sections are renumbered accordingly.
- 51.** The renumbered Section 5.3.2.6 is deleted and replaced with the following:
5.3.2.6 Lands identified on Schedule F as Rural Estate Residential Areas that are within the ORMCPA or the Greenbelt Protected Countryside designation shall also be subject to the policies of Sections 7.10 and 7.13, as applicable. Refer to Section 6.6.3.3 of this Plan for further policies respecting conflicts between the policies of this Plan and the policies of the PPS and Provincial Plans.
- 52.** Section 5.4.3.16 is deleted in its entirety and replaced with the following:
5.4.3.16 Within the ORMCPA or the Greenbelt Protected Countryside designation, commercial uses shall also be subject to the policies of Sections 7.10 and 7.13, as applicable. Refer to

Section 6.6.3.3 of this Plan for further policies respecting conflicts between the policies of this Plan and the policies of the PPS and Provincial Plans.

53. Section 5.5 "**INDUSTRIAL**" is renamed "**EMPLOYMENT AREAS**"

54. Section 5.5.1 Introduction is deleted in its entirety and replaced with the following:

5.5.1 **Introduction**

Employment areas play a key role in maintaining, expanding and diversifying the Town's employment and assessment base, creating a complete community by providing opportunities for local residents to work in Caledon, and furthering the economic development goals of the Town. Caledon's employment areas also contribute to a vibrant and sustainable Regional and Provincial economy.

The Provincial Growth Plan requires municipalities to maintain an adequate supply of employment land to accommodate the employment growth forecasts and to plan for, protect and preserve employment areas for current and future uses. Employment areas are defined as "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 (Provincial Policy Statement, 2005)". The lands within Caledon's employment areas are designated Prestige Industrial, General Industrial and Dry Industrial in this Plan.

The Region of Peel has allocated the employment forecasts assigned to it by the Province, to the area municipalities. The employment forecasts for the Town of Caledon are shown on Table 3 of the Regional Official Plan and Table 4.1 of this Plan. Through the Employment Lands Project undertaken as part of its Official Plan Review, the Region has forecasted employment growth on employment lands and determined the area of employment land that will be needed to accommodate this growth. ~~This analysis is summarized on Figure 15 of the Regional Official Plan.~~ The area municipalities are directed to designate an adequate supply of employment land. The employment forecasts ~~and the employment land needs~~ identified in the Region of Peel Official Plan will provide the basis for planning future employment areas in Caledon.

To protect the existing employment land supply, the Provincial Growth Plan and Regional Official Plan direct the area municipalities to include policies in their Official Plans to regulate the conversion of employment land to non-

employment uses. Local official plan amendments to convert employment land to non-employment uses will require a municipal comprehensive review ~~and are subject to approval by the Region of Peel~~. The Growth Plan and the Regional Official Plan list the requirements for the municipal comprehensive review for permitting a conversion and also indicate that major retail residential and non-ancillary uses are not considered employment uses in the context of the employment land conversion policies. In conformity with the Growth Plan and the Regional Official Plan, policies regarding the conversion of employment land to non-employment uses are included in this section. The Town of Caledon, through a municipal comprehensive review will determine whether the proposed conversion of employment land meets the specified conditions and whether the conversion is warranted to meet community planning objectives such as the creation of high density mixed-use nodes, for example, Major Transit Station Areas.

Development of employment areas will be primarily focused in the Rural Service Centres of Bolton and Mayfield West and the Industrial/Commercial Centre of Tullamore. This will maximize the existing and future labour pool; existing and proposed transportation linkages; servicing systems; proximity to markets; and, develop a critical mass of employment land development in the Town. Employment Land development is also permitted in the Industrial/Commercial Centres of Victoria and to a lesser extent in Sandhill, in a role that is complementary to the employment areas in Bolton, Mayfield West and Tullamore. The function of Tullamore will be reviewed to determine whether it should become a more significant employment node, and a Settlement Study Area for Tullamore has been identified on Schedule A1 of this Plan.

Development of employment areas will occur in a planned manner that best utilizes both the land base and Town resources. The road network and infrastructure requirements will be considered on a comprehensive basis on a scale large enough to co-ordinate employment growth within each settlement.

The Region of Peel Official Plan has established a planning framework for examining long term employment potential through the identification of the Strategic Infrastructure Study Area. The Strategic Infrastructure Study Area is a conceptual representation of the "Future Transportation Corridor" shown in the Growth Plan and is described in Section 4.1.56 of this Plan. The Provincial Growth Plan directs that land uses in the vicinity

of transportation corridors should be compatible with and supportive of goods movement and encourages municipalities to preserve lands in the vicinity of major highway interchanges for employment land uses. Recognizing the economic opportunities created by transportation corridors, the Region of Peel Official Plan encourages the study and protection of the Strategic Infrastructure Study Area ~~for employment land needs and acknowledges the increased demands for employment land.~~

As noted in Section 4.2.2.1 of this Plan, the Growth Plan has established a Regional Greenfield Density Target of 50 persons and jobs combined per hectare that includes Greenfield development on employment lands. As part of Caledon's efforts to contribute to meeting the overall target, measures for increasing employment land densities are being introduced in the policies of this section. These measures include the identification of nodes and corridors for high density employment uses within the Designated Greenfield Area and, where appropriate, requiring higher density employment uses. Major Transit Station Areas as described in Section 4.1.8 of this Plan provide an opportunity to locate high density employment uses in areas with convenient access to transit services. Nevertheless, it is not expected that, overall, employment land densities on their own will achieve the Regional Greenfield Density Target of 50 persons and jobs per hectare.

55. Existing Section 5.5.2 Objectives is amended by renumbering existing objectives a) to e) to 5.5.2.1 to 5.5.2.5, and deleting renumbered Section 5.5.2.3 in its entirety and replacing it with the following:

5.5.2.3 e) To ensure that a diverse and sufficient supply of employment land is available to accommodate the employment forecasts in Table 4.1 and meet the demands and needs of various industries.

56. Section 5.5.2 Objectives is amended by adding the following new Sections 5.5.2.4 and ~~5.5.2.5~~ and renumbering subsequent sections accordingly:

5.5.2.4 To meet the need for employment land primarily within the Settlement Study Areas identified on Schedule A1.

~~5.5.2.5 To encourage the study and protection of the Strategic Infrastructure Study Area shown on Schedule A1 for potential infrastructure and employment lands.~~

57. Section 5.5.2 Objectives is amended by adding the following new Sections 5.5.2.8 to 5.5.2.13 after the renumbered 5.5.2.6 and 5.5.2.7:

- 5.5.2.8 To encourage higher overall employment land densities.
- 5.5.2.9 To **plan for** protect **and preserve** the employment land base for employment uses except where conversion of low density employment land is warranted based on community planning objectives such as the creation of high density mixed-use nodes.
- 5.5.2.10 To locate high density employment in areas served by public transit or that are planned to accommodate public transit.
- ~~5.5.2.11 To develop employment areas at a density that contributes to meeting achieves the Greenfield Density Target for Caledon.~~
- To develop employment areas at a density that contributes to achieving the overall Greenfield Density Target for Caledon as per Policy 4.2.2.1 and Policy 4.2.2.3.1.
- 5.5.2.~~12~~11 To promote sustainable development of employment areas in accordance with the sustainable development principles set out in Section 3.1 of this Plan.
- 5.5.2.~~13~~12 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.
- 58.** Section 5.5.3.1 is amended by: deleting the words “Industrial development” from the beginning of this section and replacing with “Employment areas”; adding the word “primarily” after the word “focused” in the 2nd line; and by adding the words “will also be permitted in” after the words “Bolton, and” in the 3rd line.
- 59.** The following new Sections 5.5.3.2 to 5.5.3.9 are added after Section 5.5.3.1 and subsequent sections are renumbered accordingly:
- 5.5.3.2 An adequate supply of employment land will be designated within the Rural Service Centres and Industrial/Commercial Centres to achieve the employment forecasts in Table 4.1.
- 5.5.3.3 Caledon will address the majority of its 2031 employment land needs within the three Settlement Study Areas identified on Schedule A1 in accordance with Section 4.1.3 of this Plan.
- 5.5.3.4 A range of employment designations will be provided to meet the locational and market requirements of a variety of employment uses.
- 5.5.3.5 Caledon will encourage the planning and development of employment areas in a manner consistent with the sustainability objectives and policies of Section 3.1 of this Plan. Energy efficient buildings that meet Regional green

development standards, as may be prepared by the Region, will be encouraged.

- 5.5.3.6 Caledon will encourage the study and protection of the Strategic Infrastructure Study Area shown on Schedule A1 for potential infrastructure ~~and employment land needs~~ in consultation with the Province, the Region of Peel, area municipalities and other regions.

~~Through its community planning for employment lands, Caledon will consider incorporating policies that facilitate, and require where appropriate, employment uses that contribute to the achievement of the Regional achieve the Caledon Greenfield Density Target.~~

- 5.5.3.7 Through its community planning for employment lands, Caledon will develop employment areas at a density that contributes to achieving the overall Greenfield Density Target for Caledon as per Policy 4.2.2.1 and Policy 4.2.2.3.1.

- 5.5.3.8 Nodes and corridors for office and high density employment uses will be identified in planning and employment areas within the Designated Greenfield Areas in settlements.

- 5.5.3.9 Office development will be encouraged to locate in Major Transit Station Areas and areas with existing frequent transit service or existing or planned higher order transit service.

- 60.** The renumbered Section 5.5.3.10 is amended by replacing the word “industrial” in the second line with the word “employment”.

- 61.** The renumbered Section 5.5.3.11 is amended by adding the word “only” after the words “Commercial use may” in the first line; by replacing the words “any industrial designation” with the words “employment areas”; .by deleting the word “industrial” and replacing with “employment” in the first line, and adding the word “or” to the end of the sentence in subsection b); and adding a new subsection c) as follows:

c) the commercial use is not a major retail use.

- 62.** The renumbered Section 5.5.3.12 is amended by replacing the words “an industrial designation” with “an employment area” in the first line and replacing the words “the industrial area” with “the employment area” in the last line.

- 63.** The following new Section 5.5.3.14 is added and all subsequent sections renumbered accordingly:

- 5.5.3.14 Conversions of employment lands to non-employment uses will only be permitted through a municipal comprehensive review where it has been demonstrated that:

- a) there is a need for the conversion ~~that has been established through a municipal comprehensive review;~~
- b) the employment forecasts contained in Table 4.1 will continue to be met;
- c) the conversion does not affect the overall viability of the employment area and the achievement of the ~~Regional~~ intensification and density targets;
- d) there is existing or planned infrastructure to accommodate the proposed conversion;
- e) the lands are not required over the long term for employment purposes;
- ~~f) the lands do not fulfill the criteria for Provincially significant employment lands;~~
- ~~g)f) the lands do not affect the operations or viability of existing or permitted employment uses or nearby lands; and,~~
- ~~g) cross-jurisdictional issues have been considered.~~
- ~~h) h) For the purposes of this policy, major retail, residential, and non-ancillary uses are not considered employment uses.~~

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64. The renumbered Section 5.5.3.15 is amended by replacing the words “Industrial Uses” at the beginning of the sentence with the words “Employment Areas”, and by replacing the word “industrial” with the word “employment” in the third line.

New Item The following new Section 5.5.3.16 is added and all subsequent sections renumbered accordingly:

5.5.3.16 Monitor, in collaboration with the Region of Peel, the supply of employment lands on an annual basis to determine if an adequate supply exists to accommodate the forecasts in Table 4.1.

65. The renumbered Section 5.5.3.~~16-17~~ is amended by replacing the word “Industrial” with the word “Employment” at the beginning of the sentence.

66. The renumbered Section 5.5.3.~~17-18~~ is amended by replacing the words “Industrial lands” with the word “Employment lands” at the beginning of the sentence.

67. The renumbered Section 5.5.3.~~18-19~~ is amended by replacing the words “Lands that are to be developed for industrial uses” with the words “Employment areas” at the beginning of the sentence.

- 68.** The renumbered Section 5.5.3.~~20-21~~ is amended by replacing the word “industrial” with the word “employment” in the first line.
- 69.** The renumbered Section 5.5.3.~~22-23~~ is amended by replacing the words “Industrial lands” with the word “Employment areas” at the beginning of the sentence.
- a) is amended by replacing the words “industrial lands” with the words “employment lands” in the first line, and amended by deleting the entire second sentence.
- b) is amended by replacing the words “industrial lands” with the words “employment lands” in the first line.
- c) is amended by replacing the words “industrial lands” with the words “employment lands” in the first line.
- 70.** The renumbered Section 5.5.3.23 is amended by replacing the words “industrial uses” with the words “employment uses” in the first line.
- 71.** Section 5.5.4.5.2 is amended by adding the words “and areas served by public transit” at the end of subsection b).

New Item Policy 5.6.2 is modified by adding a new policy 5.6.2.4:

Major Institutional development will be encouraged to locate in Major Transit Station Areas and areas with existing frequent transit service or existing or planned higher order transit service
and by renumbering subsequent sections accordingly

- 72.** Section 5.6.2.~~7-8~~ is deleted in its entirety and replaced with the following:
- 5.6.2.~~78~~ Within the ORMCPA, or the Greenbelt Protected Countryside designation, institutional uses shall also be required to conform to all applicable provisions of Sections 7.10 and 7.13, as applicable. Refer to Section 6.6.3.3 of this Plan for further policies respecting conflicts between the policies of this Plan and the policies of the PPS and Provincial Plans.
- 73.** Section 5.7.3.1.2 is amended by deleting the last two sentences of the paragraph and replacing them with the following:
- “Within the ORMCPA or the Greenbelt Protected Countryside designation, permitted uses are also subject to the provisions of Sections 7.10 and 7.13, as applicable. Refer to Section 6.6.3.3 of this Plan for further policies respecting conflicts between the policies of this Plan and the PPS and Provincial Plans.
- 74.** Section 5.7.3.1.3 is amended as follows: by adding the words “or the Greenbelt Protected Countryside designation” after the words “within the ORMCPA” in the 7th line; by adding the words “or the Greenbelt

Plan, as applicable” after the words “of the ORMCP” in the 9th line; and, by adding the words “and 7.13 respectively.” following the words “as contained in Section 7.10” in the 10th line.

- 75.** Section 5.7.3.1.6 is amended by adding the words “and within the Greenbelt Protected Countryside designation, pursuant to Section 7.13.” after the words “pursuant to Section 7.10” in the 3rd line.
- 76.** Section 5.7.3.2.1 is amended by adding the following words to the end of the paragraph:
“and existing uses within the Greenbelt Protected Countryside designation are subject to the provisions of Section 7.13 and in particular, Section 7.13.4.5.”
- 77.** Section 5.7.3.3.8 is amended by adding the following sentence to the end of the paragraph:
“Lot creation within the Greenbelt Protected Countryside designation is also subject to the provisions of Section 7.13 and in particular, Section 7.13.4.6.”
- 78.** Section 5.7.3.4.4 is amended by adding the following sentence to the end of the paragraph:
“New non-intensive recreational uses within the Greenbelt Protected Countryside designation are also subject to the provisions of Section 7.13 and in particular, Section 7.13.4.2.”
- 79.** Section 5.7.3.5.5 is amended by adding the following sentence to the end of the paragraph:
“New public and private infrastructure within the Greenbelt Protected Countryside designation is also subject to the provisions of Section 7.13 and in particular, Section 7.13.4.3.”
- 80.** The final paragraph of Section 5.7.3.7.2 is amended as follows: by deleting the word “ORMCPA” and replacing it with the words “Greenbelt Plan Area” in the 5th line; by adding “and 7.13” after the words “Section 7.10” in the 7th line; and by adding the words “and 7.13.3.2.3.7.” after the words “Sections 7.10.5.1.4” in the 8th line.
- 81.** Section 5.7.3.7.3 is amended by adding the following sentence to the end of the paragraph:
“Within the Greenbelt Plan Protected Countryside designation, where the EIS & MP identifies additional lands that are Key Natural Heritage Features and Key Hydrologic Features, such lands shall be deemed to be designated EPA and shall be subject to the policies of Sections 5.7 and 7.13.”
- 82.** Section 5.8.3.1 is deleted in its entirety and replaced with the following:

5.8.3.1 Within the “Greenbelt Plan Area”, in addition to being subject to the provisions of Section 5.8, recreational and open space uses are subject to the provisions of Sections 7.10 and 7.13, as applicable, and in particular, Sections 7.10.6.3, 7.10.6.4 and 7.13.4.2. Refer to Section 6.6.3.3 of this Plan for further policies respecting conflicts between the policies of this Plan and the policies of the PPS and Provincial Plans.

83. Section 5.8.4.4 is renumbered to 5.8.3.10 and all subsequent sections in Section 5.8.4 are renumbered accordingly.

84. Section 5.9.1 Transportation Introduction is amended by deleting the existing paragraph in its entirety and replacing it with the following:

5.9.1 **Introduction**

The Town’s transportation system is an essential part of achieving the goals, objectives and policies of this Plan and it significantly influences both land use patterns and quality of life in the Town of Caledon. The transportation system is designed to service existing and future land uses and to facilitate the safe and efficient passage of people and goods throughout the Town. The Official Plan recognizes the important relationship between existing and future development and all transportation modes and their elements.

There has been significant growth in the number of vehicles and trips due to population growth and increased travel demands. The huge volume of traffic passing through the Town has added further pressure on the Town’s transportation infrastructure. This is a cause of concern due to the detrimental effects on the quality of life, the environment and the economy. Increased travel times, trip lengths, parking demand, congestion, increased fuel consumption and the high costs of transportation infrastructure are all matters for serious consideration.

In order to attain 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 and energy conserving while minimizing environmental impacts. Caledon intends to support and promote efficient intra and inter-Regional transit connections. However, Caledon does not currently own or operate a transit system, so a major shift from automobiles to transit use will require close collaboration with adjacent municipalities ~~and~~, the Region of Peel and also requires senior levels of government to assume an expanded role in providing and/or funding transit.

The high proportion of truck traffic passing through the Town places an additional burden on our roads and financial resources. Efforts to shift the movement of goods towards rail transportation and future highway improvements are a few measures that would help reduce through truck trips. The efficient movement of goods is important to the Regional economy and is an important factor in attracting and retaining a range of industries and businesses, thereby making high quality jobs available in both the Town and Region of Peel.

Nevertheless, it is recognized that trucks will continue to play a dominant role in the movement of goods, hence, it is important that the Town, in concert with the Region, the Province and adjacent municipalities, should plan for a transportation system that provides truck traffic with access to an efficient network of highways and arterial roads, segregating them from residential neighbourhoods.

The Town is committed to the provision and enhancement of an efficient transportation system, which is consistent with the "Multi-Modal Transportation System" approach that is accessible to all members of the community including persons with disabilities.

The Transportation policies of this Plan set out the following broad goal:

To develop a safe, convenient, economical, efficient, sustainable and energy conserving transportation system for the movement of people and goods which is well integrated with the envisioned land use designations and facilitates appropriate development of the Town."

The policies of this Plan adopt a comprehensive transportation planning approach and emphasize the need to optimize the available existing transportation facilities in addition to the envisioned improvements in the Road Network, Public Transit and other elements of transportation. The policies of this Plan also promote a transportation system that is accessible to all, including persons with disabilities.

- 85.** Section 5.9 Transportation is amended by inserting the following new Section 5.9.2 Transportation System Principles and renumbering all subsequent sections accordingly:

5.9.2 Transportation System Principles

The broad principles for formulating the transportation system policies are to:

- a) adopt a multi-modal transportation system approach that offers safe, convenient and efficient movement of goods, services and people, including persons with disabilities;;
- b) provide for an adequate network of roads, highways, transit, pedestrian, bicycle and rail links between Caledon and adjacent municipalities;
- c) promote the development of an efficient and cost effective transportation system which is well integrated with the Town's land use planning goals, objectives and policies;
- d) foster a collaborative/coordinated approach with the Province, Metrolinx, the Region of Peel and neighbouring municipalities to pursue integrated transportation planning; and,
- e) support the Sustainability objectives and policies of this Plan and develop a transportation system that is responsive to the three pillars of sustainability: economic, environmental and social/cultural.

86. The renumbered Section 5.9.3 Objectives is amended by renumbering existing objectives 5.9.2 a) to l) to 5.9.3.1 to 5.9.3.12~~11~~. Existing objectives a) to d) (renumbered 5.9.3.1 to 5.9.3.2) are deleted and replaced with the following objectives 5.9.3.1 and 5.9.3.2 and subsequent remaining objectives are renumbered accordingly:

5.9.3 Objectives

- 5.9.3.1 To develop an appropriate transportation network and hierarchy of roads to promote the safe, convenient, economical and efficient movement of people and goods within and through the Town in concert with the Region, Province, Metrolinx, neighbouring municipalities and other appropriate jurisdictions.
 - 5.9.3.2 To promote an integrated transportation system which supports the provision of improved transportation mobility and choice to residents, employees and visitors and provides appropriate linkages amongst local, Regional and Provincial roads including the network within adjacent municipalities.
- 87.** Existing Sections 5.9.2 g) and h) (renumbered 5.9.3.5 and 5.9.3.6) are deleted in their entirety and replaced with the following:
- 5.9.3.5 To support energy conservation and reduced transportation costs by advocating an expanded role of a public transit system and other sustainable modes of transportation.

- 5.9.3.6 To ensure that the design of development is supportive of the efficient provision of public transit taking into consideration the Provincial Transit Supportive Land Use Planning Guidelines.
- 88.** Renumbered Section 5.9.3 Objectives is amended by adding the following new objective 5.9.3.8 and renumbering subsequent subsections accordingly:
- 5.9.3.8 To optimize the use of the Town's transportation infrastructure and services.
- 89.** Renumbered Section 5.9.4 General Policies is amended by adding the following new Section 5.9.4.1 and renumbering all subsequent sections accordingly:
- 5.9.4.1 The Town shall endeavour to create a comprehensive transportation system consisting of all modes and their related elements which is accessible to all members of the Town. As warranted a comprehensive set of specific programs shall be created to support each of the strategic elements that will contribute towards the sustainability and economic vitality of the Town.
- 90.** The renumbered Section 5.9.4.3 is amended by adding the following words to the end of the policy:
- "although the Town shall endeavour to provide for holistic transportation system comprising all modes and related elements."
- 91.** The renumbered Section 5.9.4.6 is deleted in its entirety and replaced with the following:
- 5.9.4.6 The Town shall, 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.
- 92.** The renumbered Section 5.9.4.9 is amended by deleting the word "ORMCPA" and replacing it with "Greenbelt Plan Area" in the 1st line and by adding the words "and 7.13," after the word "7.10", and adding "and 7.13.3.4" after the words "Section 7.10.6.6" in the last line.
- 93.** A new Section 5.9.5 is added and all subsequent sections are renumbered accordingly:
- 5.9.5 Transportation System**
- The Town's transportation system consists of the existing and proposed road network, transit, cycling, pedestrian, trucking,

rail, and air facilities. The transportation system plays a major role in shaping and supporting the form, character and growth of the Town.

The formulation of an effective Transportation System Plan involves various authorities with a variety of jurisdictions. The Town recognizes the need for partnership, consultation, co-ordination and co-operation between various levels of government and appropriate agencies and stakeholders to achieve the envisioned transportation system.

The transportation system and related policies of this Plan are formulated to achieve the Transportation System Principles set out in Section 5.9.2 and General Objectives set out in Section 5.9.3. The components of the Transportation System are summarized as follows and detailed policies for each component are provided in subsequent sections:

Transportation Study Areas: identifies areas where future transportation studies are required to address identified transportation system issues.

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.

Design and Construction of Roads: addresses design standards and other aspects of road construction.

Public Transit: includes policies intended to support the enhanced use and accessibility of public transit in general. 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.

Transportation System and Demand Management (TSM/TDM): includes policies focused on enhancing the capacity of the existing transportation system by adopting TSM/TDM strategies and devising traffic circulation patterns to optimize road network efficiency.

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.

Airports: recognizes the importance of the Lester B. Pearson International Airport as a major transportation facility and sets out policies recognizing the Brampton Flying Club and

analyzing its potential future role. This section also includes policies on land use compatibility.

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.

Active Transportation: incorporates and strengthens policies which encourage the use of a cycling and walking network, in order to accommodate work, recreation and other uses.

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.

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.

94.

Existing Section 5.9.4 Transportation Study Areas is renumbered to 5.9.5.1 and is amended by deleting subsection b) and inserting the following revised subsection b) and new subsections c) and d):

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 Roads Conceptual Corridor on Schedules C and J 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.

d) Strategic Infrastructure Study Area (SISA)

The Provincial Growth Plan, June 2006 identifies a conceptual "Future Transportation Corridor namely the GTA West Transportation Corridor" that generally extends east from the Guelph area to the Highway 400 area along the boundary of Brampton and Caledon and includes policy directions requiring that transportation corridors be identified and protected. The Ministry of Transportation has initiated an Environmental Assessment Study that will more specifically define the "GTA West Future Transportation Corridor". The Region of Peel has identified a Strategic Infrastructure Study Area (SISA) in south Caledon and north east Brampton on Schedule D of its Official Plan and has introduced policies to protect the SISA from land uses that would predetermine or preclude the potential outcomes of the GTA West Corridor Environmental Assessment.

The Town shall work with the Province, the Region of Peel, area municipalities and adjacent Regions to identify and protect areas that require comprehensive study and assessment with respect to long term strategic planning and infrastructure needs such as transportation facilities, utilities and electricity transmission infrastructure. Accordingly, Schedule A1 of this Plan identifies the SISA and a Potential Major Transportation Linkage between the proposed North-South Transportation Corridor in north-west Brampton and the SISA, in the south-west corner of Caledon. The SISA and the Potential Major Transportation Linkage are subject to the objectives and policies contained in Sections 4.1.6.2 and 4.1.6.3 of this Plan.

95.

Existing Section 5.9.5 Roads is renumbered to 5.9.5.2 and renamed "Provincial Freeway and Road Network", all subsequent subsections are renumbered accordingly and the following new paragraphs are inserted as introductory text to the section:

5.9.5.2 Provincial Freeway and Road Network

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.

It is the policy of the Town to plan and support a road network which is in accordance with Schedules J and K that provides for both inter and intra Town traffic movements, balances demand and capacity, protects and stewards ecosystems and preserves/conserves cultural heritage resources and human environments. The Town will coordinate local road improvements with the Region, Province, Metrolinx, neighbouring municipalities and other appropriate jurisdictions.

96. Existing Section 5.9.5.3 is deleted and the following new Sections 5.9.5.2.3 to 5.9.5.2.9 are added, and subsequent subsections renumbered accordingly:

5.9.5.2.3 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.

5.9.5.2.4 The Town will encourage and work with the Province, Region, area 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.

5.9.5.2.5 The Town will participate in and support the Provincial study of the GTA West Transportation Corridor in consultation with the Region and affected municipalities, and encourage the Province to take appropriate measures to protect the corridor within the identified Strategic Infrastructure Study Area (SISA) including the areas of interest designated by the Ministry of

Transportation. The Town, in cooperation with the Region and other affected municipalities, will further work with the Province to promote appropriate integration of identified links in various studies such as the Highway 427 extension, Highway 410, and the potential North-South Transportation Linkage in Brampton.

- 5.9.5.2.6 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.
- 5.9.5.2.7 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 the 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.
- 5.9.5.2.8 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.
- 5.9.5.2.9 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.
- 97.** Existing Section 5.9.5.4 is renumbered to 5.9.5.2.10 and is amended by adding the following new criteria iv) to subsection a) Freeways:

- iv) Developments located adjacent to a Provincial Highway will also require approval from the Ministry of Transportation.

98. The following new Section 5.9.5.2.11 is added and all subsequent sections are renumbered accordingly:

5.9.5.2.11 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 J to reflect the designation changes in the Regional Official Plan will not require an amendment to Caledon's Official Plan.

99. The renumbered Section 5.9.5.2.12 is amended by adding the words "Secondary Plan process and/or" after the word "through" in the 3rd line and by adding the following sentence to the end of subsection d): "However, under certain circumstances, such as where there are physical constraints, such as environmental features or cemeteries, or other policy objectives to be considered, such as heritage conservation, offset or single-sided road allowance widenings may be considered."

100 Existing Section 5.9.6 Design and Construction of Roads is renumbered to 5.9.5.3.

101. Existing Section 5.9.7 Public Transit renumbered to 5.9.5.4 and is amended by adding the following new introductory paragraph:

5.9.5.4 Public Transit

In light of current and future growth planned in and around Caledon, and new Provincial policy directions requiring more compact, and complete communities, a key future component of the Town's transportation system is the role of public transit. With greater Provincial emphasis on transit, the Town must continue to work with the Region, the Province, Metrolinx, neighbouring municipalities and other appropriate jurisdictions for the provision of transit services to key growth areas within the Town. These policies are intended to support the enhanced use and accessibility of public transit in general, 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 Caledon's transit needs.

102. The renumbered Section 5.9.5.4 Public Transit is amended by adding the following new Sections 5.9.5.4.2 to 5.9.5.4.7:

5.9.5.4.2 The Town will collaboratively work with the Region, Metrolinx, Province, neighbouring municipalities and other appropriate jurisdictions to:

- a) expedite provision of ~~the~~ GO Rail service to Bolton ~~for the site identified by the Province~~;
- b) protect the location for an optimum site for locating a Bolton the future GO Rail Station 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.

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5.9.5.4.3 The Town, with the assistance of the Region of Peel and other appropriate jurisdictions, will initiate 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 Caledon.

5.9.5.4.4 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 Caledon.

5.9.5.4.5 The Town, with the assistance of the Region of Peel, shall 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 Caledon.

5.9.5.4.6 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.

5.9.5.4.7 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 Caledon community with disabilities.

103. The following new Section 5.9.5.5 is added and all subsequent sections are renumbered accordingly.

5.9.5.5 Transportation System Management and Demand Management (TSM/TDM)

The policies respecting TSM/TDM 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.

5.9.5.5.1 The Town shall 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.

5.9.5.5.2 The Town shall strive to achieve a significant increase in vehicle occupancy rates on an overall basis by continuing to work with Brampton-Caledon Smart Commute Transport Management Association (TMA) to encourage employers/employees to choose sustainable modes of transportation for their daily commutes

5.9.5.5.3 The Town will support/work as appropriate with the Region, Metrolinx and other stakeholders to undertake an awareness and marketing initiative to encourage employers and residents to use sustainable modes which are viable alternatives to the private automobile.

5.9.5.5.4 In new developments in the designated greenfield areas, the Town shall endeavour to create street configurations, densities and urban form that support walking, cycling and the early integration and sustained viability of transit services.

104. Existing Section 5.9.8 Railways is renumbered to 5.9.5.6, all subsequent subsections are renumbered accordingly, and the following new introductory paragraph is added:

5.9.5.6 Railways

The 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), Canadian National (CN) and the Orangeville Rail Development Corporation. Town recognizes the importance of rail infrastructure for its role in long-term economic growth.

105. The renumbered Section 5.9.5.6.1 is amended by adding the following new subsection e):

e) the Town will protect residential areas from noise, glare and air pollution, subject to jurisdictional limitations, in accordance with established standards.

106. Existing Section 5.9.9 Airports is renumbered to 5.9.5.7, all subsequent subsections are renumbered accordingly and the following new introductory paragraphs are added:

5.9.5.7 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 GTHA.

The Brampton Flying Club airport, which is a smaller scale private flying club and flight training school, is also an important local land use planning consideration, both in terms of the airport's potential future role in Caledon as well as the need to ensure that land use change in the vicinity of the airport is compatible with its function.

107. The renumbered Section 5.9.5.7 Airports is amended by adding the following new sections:

5.9.5.7.2 The Town will, in cooperation of the Region and Brampton Flying Club examine the potential future role of the Club.

5.9.5.7.3 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.

108. Existing Section 5.9.10 Parking is renumbered and renamed to 5.9.5.8 Parking Management and is amended by adding the following new introductory paragraph:

5.9.5.8 Parking Management

The Town recognizes the need to achieve careful planning of the location, quantity and cost of parking. The devised policies ensure appropriate provision and accessibility of parking areas

facilitating efficient functioning of the transportation system. Appropriate policies have also been incorporated to support carpool lots at strategic locations to integrate with GO Transit and highway interchanges.

- 109.** The renumbered Section 5.9.5.8.4 is amended by adding the words “among other things” after the words “which will” in the 2nd line.
- 110.** The renumbered Section 5.9.5.8 is amended by adding the following new Sections 5.9.5.8.5 and 5.9.5.8.6:
- 5.9.5.8.5 The Town will work with the Region, neighbouring municipalities, Metrolinx, the Province and other appropriate jurisdictions to devise a long-term Carpool Lot Strategy.
- 5.9.5.8.6 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.
- 111.** Existing Section 5.9.11 Bicycle Routes and Pedestrian Paths is renumbered and renamed to 5.9.5.9 Active Transportation and is amended by adding the following new introductory paragraph:
- 5.9.5.9 Active Transportation
- Active transportation is any form of self-propelled transportation that uses human energy, such as walking and bicycling. 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 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.
- 112.** Existing Sections 5.9.11.1 and 5.9.11.2 are deleted in their entirety and replaced with the following:
- 5.9.5.9.1 The Town will encourage the development of a system of bicycle and pedestrian facilities to link major public open spaces, activity centres and the transportation network in a manner that enhances the quality of life for residents, businesses and visitors.
- 5.9.5.9.2 Consideration will be given to multi-use paths as part of the transportation system in the implementation of the Parks and Recreation Master Plan.

- 5.9.5.9.3 Consideration will be given in all new subdivision and development proposals to provisions for multi-use links with transportation networks.
- 5.9.5.9.4 The Town will work with the Region and school boards to promote the use of active transportation by students and to support the safe and active routes to school sites.
- 113.** Existing Section 5.9.12 Truck Routes is renumbered and renamed to 5.9.5.10 Trucking and Goods Movement, and is amended by adding the following new introductory paragraphs:
- 5.9.5.10 Trucking and Movement of Goods
- 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.
- 114.** The renumbered Section 5.9.5.10 is amended by adding the following new Sections 5.9.5.10.2 to 5.9.5.10.7:
- 5.9.5.10.2 The Town shall 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.
- 5.9.5.10.3 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.
- 5.9.5.10.4 The Town shall 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.
- 5.9.5.10.5 The Town shall promote the Region of Peel to investigate the feasibility of truck-only lanes on selected roads in Peel and the Town shall support the Region's efforts in encouraging the Province to undertake highway improvements in a timely fashion.

- 5.9.5.10.6 The Town shall 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.
- 5.9.5.10.7 The Town shall 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.
- 115.** Existing Section 5.9.13 Monitoring is renumbered and renamed to 5.9.5.11.Implementation and Monitoring and is amended by adding the following new Section 5.9.5.11.1, and renumbering all subsequent subsections accordingly.
- 5.9.5.11 Implementation and Monitoring
- 5.9.5.11.1 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 Caledon.
- 116.** Section 5.10.3 Settlements General Policies is amended by adding the following new Section 5.10.3.18 and renumbering all subsequent sections accordingly:
- 5.10.3.18 The objectives and policies of the Greenbelt Plan, as generally incorporated into Section 7.13 of this Plan, shall apply to the growth and development of those portions of the Rural Service Centre of Caledon East, the Villages of Caledon and Alton, the Hamlets of Campbell's Cross, Claude and Melville and the Industrial/Commercial Centre of Victoria that are within the Greenbelt Plan Protected Countryside, and shall apply to the consideration for expansion of any Settlement Area within or abutting the Greenbelt Plan Area. Notwithstanding any policy contained in Section 5.10, where the provisions of Section 7.13 are more restrictive, the more restrictive policies shall apply.

- 117.** Section 5.10.4.3.2.2 General Policies – Mayfield West is amended by adding the words “shown on Schedule A and the Mayfield West Settlement Study Area Shown on Schedule A1” after the words “This additional growth in the Mayfield West Study Area” in the second sentence and the reference to Section 7.9.2.8 of the Region of Peel Official Plan in the final sentence is changed to 7.9.2.12.
- 118.** Section 5.10.4.3.2.3, subsection g) is amended by adding “and Section 4.2.3.3.1” at the end of the subsection.

New Item Section 5.10.3-7.3.1 Tullamore Industrial Policy Area is amended by adding the following sentence after the last sentence: The Town of Caledon will review the function of Tullamore as an enhanced focus for employment growth that goes beyond its current function as an Industrial/Commercial Centre.

New Item Policy 5.11.2.2.5 is modified by adding the following new Policy 5.11.2.2.5 k) after Policy 5.11.2.2.5 j):

“5.11.2.2.5 k) within the Greenbelt Plan Area, features and areas that meet the criteria for Greenbelt Key Natural Heritage Features and Key Hydrologic Features, and their associated Vegetation Protection Zones, except as may be permitted in accordance with Section 5.11.2.2.8.”

New Item Policy 5.11.2.2.6 c) is modified by deleting it in its entirety and replacing with the following Policy 5.11.2.2.6 c):

“5.11.2.2.6.c) Notwithstanding Sections 3.2.5.3.1 and 3.2.5.3.2, Woodland Core Areas and Other Woodlands, providing it can be demonstrated that:

- i) the Woodland has been assessed and does not satisfy any of the criteria for designation as Core Area of the Greenland System in Peel;
- ii) 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;
- iii) 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 shall 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;

iv) 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;

v) the quality, quantity and location of the aggregate resource warrant alteration or elimination of the Woodland; and

iv) subsection i) does not apply to lands that were designated Extractive Industrial in this Plan on or before October 31, 1994.”

New Item Policy 5.11.2.2.6 is modified by adding the following new Policy 5.11.2.2.6 g) after Policy 5.11.2.2.6 f) and by renumbering all subsequent sections accordingly:

“5.11.2.2.6 g) Notwithstanding Sections 3.2.4 and 3.2.5.11.1, Environmental Policy Areas that are solely Significant Wildlife Habitat, providing it can be demonstrated that:

i. 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;

ii. 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 shall 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;

iii. 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; and,

iv. the quality, quantity and location of the aggregate resource warrant alteration or elimination of the Significant Wildlife Habitat.”

New Item Renumbered Policy 5.11.2.2.6 h) is modified by replacing “Section 3.1.5.6.2” with “Section 3.2.5.6.2” and by replacing “subsections 5.11.2.2.6 a) to f)” with “Sections 5.11.2.2.6 a) to g)”.

New Item Policy 5.11.2.2.6 is modified by deleting renumbered Section 5.11.2.2.6 i) in its entirety.

New Item Policy 5.11.2.2 is modified by adding the following new Policy 5.11.2.2.8 after Policy 5.11.2.2.7 and by renumbering all subsequent sections accordingly:

“5.11.2.2.8 Notwithstanding Section 5.11.2.2.5, 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:

- i. the Greenbelt KNHF or KHF does not satisfy the criteria for any other area or feature listed in Section 5.11.2.2.5 a) to d) and f) to i);
- ii. 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 are not permitted within significant wetlands, significant habitat of endangered species and threatened species, or significant woodlands, as defined by the Greenbelt Plan and identified in accordance with approved provincial criteria or, in the absence of approved provincial criteria, identified in accordance with municipal criteria; and,
- iii. the mineral aggregate operation meets all of the applicable provisions contained in Section 5.11.2.2.6.”

New Item Policy 5.11.2.9 is modified by deleting Policy 5.11.2.9.13 in its entirety and by renumbering all subsequent sections accordingly.

119. Section 5.12 Waste Management is amended by adding the following new Section 5.12.2.12:

5.12.2.12 The Town will work with the Region of Peel 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.

120. Section 5.13.5 Existing Uses is amended by adding the following text to the end of the paragraph: “and within the Greenbelt Protected Countryside designation, the applicable provisions of Section 7.13.”

- 121.** Section 5.14.3 Accessory Uses is amended by adding the following text to the end of the paragraph: “and within the Greenbelt Protected Countryside designation, the applicable provisions of Section 7.13.”
- 122.** Section 5.15.3 Public Uses is deleted in its entirety and replaced with the following new section:
- 5.15.3 Notwithstanding Sections 5.15.1 and 5.15.2, within the ORMCPA or the Greenbelt Protected Countryside designation, new or expanded public uses must conform to the ORMCP or the Greenbelt Plan, as the case may be, and are only permitted in accordance with the provisions of Sections 7.10 or 7.13 as applicable. For further clarification reference should be made to the ORMCP and the Greenbelt Plan.
- New Item** Policy 6.2.1.1 is modified by adding the following after the last sentence:
- “This assessment will also include ensuring that the Plan conforms with the provincial plans that are in effect, that the Plan has regard to matters of provincial interest, and is consistent with provincial policy statements.”
- 123.** Section 6.2.1.6.2 is amended by adding a new subsection hh) as follows:
- 6.2.1.6.2 hh) sustainability design brief.
- ii) **Health Background Study**
- 124.** Section 6.2.3.3 (Official Plan Amendments) is amended by deleting subsections d) and e), inserting the following new subsection b) and renumbering all remaining subsections accordingly:
- 6.2.3.3. b) the need to conform to Provincial Plans;
- 125.** Section 6.2.4.3 is amended by adding the following words to the end of the paragraph: “including conformity to the sustainability objectives and policies in Section 3.1.”
- 126.** Section 6.2.8.1 is amended by adding the following words to the end of subsection b): “including conformity to sustainability objectives and policies in Section 3.1;”
- 127.** Section 6.2.9.1 is amended by adding the following words to the end of subsection b): “including conformity to the sustainability objectives and policies and in Section 3.1;”
- 128.** Section 6.5.1 is amended by adding the following new subsection l):

6.5.1 l) conformity to the sustainability objectives and policies in Section 3.1.

129. Section 6.6.3 is deleted in its entirety and replaced with the following new section and all subsequent sections are renumbered accordingly:

6.6.3 The Provincial Policy Statement and Provincial Plans: Conformity Requirements; Interpreting Boundaries; Conflicts between Policies; and Transition Provisions.

To assist the reader of this Plan, this section provides a general summary of the requirements of the Provincial Policy Statement (PPPS), Provincial Plans and related Acts, with respect to conformity of decisions; interpretation of boundaries, conflicts between policies and transition provisions for planning applications. For further detail, reference should be made to the relevant Provincial Policy, Act or Plan, as these are the final authorities on the subject matter. In general, the policies of the PPS, the applicable Provincial Plans, and this Plan must be read in their entirety and not interpreted and applied in isolation.

6.6.3.1 Conformity Requirements

6.6.3.1.1 Provincial Policy Statement

A decision of the Council of a municipality, in respect of the exercise of any authority that affects a planning matter, “shall be consistent with” the PPS. Comments, submissions or advice that affect a planning matter that are provided by the Council of a municipality, “shall be consistent with” the PPS.

6.6.3.1.2 Niagara Escarpment Plan

All development shall conform to the policies and development criteria contained in the Niagara Escarpment Plan. In accordance with the requirements of the *Niagara Escarpment Planning and Development Act*, all amendments to this Plan or implementing Zoning By-law must conform to the Niagara Escarpment Plan.

6.6.3.1.3 Oak Ridges Moraine Conservation Plan

All developments and decisions of the Council of a municipality are required to conform to the policies of the Oak Ridges Moraine Conservation Plan (ORMCP), subject to the transition provisions of the *Oak Ridges Moraine Conservation Act* and Plan, and any applicable regulations.

New Item

6.6.3.1.4 Lake Simcoe Protection Plan

Decisions under the *Planning Act* or the *Condominium Act, 1998* or decisions related to a “prescribed instrument” are required to conform with the applicable “Designated Policies” in the Plan and have regard to the other applicable policies.

~~6.6.3.1.4~~6.6.3.1.5 Greenbelt Plan

The decisions of the Council of a municipality with respect to matters, proceedings or applications made under the *Planning Act* and the *Condominium Act, 1998*, are required to conform to the policies of the Greenbelt Plan, subject to the transition provisions of the *Greenbelt Act* and Plan, and any applicable regulations.

~~6.6.3.1.5~~6.6.3.1.6 Growth Plan for the Greater Golden Horseshoe

The decisions of the Council of a municipality with respect to matters, proceedings or applications made under the *Planning Act* and the *Condominium Act, 1998* are required to conform to the policies of the Growth Plan, subject to the transition provisions of the *Places to Grow Act* and the Growth Plan for the Greater Golden Horseshoe, and any applicable regulations.

6.6.3.2 Interpreting Boundaries

6.6.3.2.1 Niagara Escarpment Plan

The lands affected by the Niagara Escarpment Plan are shown on Schedules A and A1 to the Official Plan. For information purposes, a copy of the Niagara Escarpment Plan map illustrating the NEP Land Use Designations within the Town of Caledon is included as Appendix I to this Plan. This map represents the most recent update provided to the Town of Caledon by the Niagara Escarpment Commission. Any specific questions relating to either the map or the designations should be directed to the Niagara Escarpment Commission.

The boundaries of the Niagara Escarpment Plan Area as identified on Schedules A and A1 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~~ ~~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.

6.6.3.2.2 Oak Ridges Moraine Conservation Plan

The boundary of the Oak Ridges Moraine Conservation Plan Area (ORMCPA) has been established by the Province of Ontario as being lands included in the Oak Ridges Moraine as defined by Ontario Regulation 01/02, and is delineated on the Schedules to this Plan. The outer boundary of the ORMCPA is fixed and can only be changed by an amendment to the ORMCP, and normally only by the Province at the time of the 10 year Plan review.

Within the ORMCPA, the internal boundaries of the ORMCP land use designations, as delineated on Schedule P, have been further defined by the Town of Caledon in accordance with the applicable provisions of the ORMCP. No further amendments to the ORMCP land use designations on Schedule P will be considered until the time of the 10-year review of the ORMCP.

New Item

6.6.3.2.3 Lake Simcoe Protection Plan

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* as: "Lake Simcoe and the parts of Ontario, the water of which drains into Lake Simcoe." Ontario Regulation 219/09 Section 2 (1) states that the boundaries of the Lake Simcoe Watershed "are described in a data file entitled "Lake Simcoe Protection Act Watershed Boundary" and dated May 29, 2009, as amended from time to time, that is maintained by the Ministry of Natural Resources as part of its Land Information Ontario initiative."

6.6.3.2.36.6.3.2.4 Greenbelt Plan

The Boundary of the Greenbelt Plan as shown on Schedule S of this Plan is prescribed by Ontario Regulation 59/05, as provided by the *Greenbelt Act, 2005*. The outer boundary of the Greenbelt Plan Area is fixed and can only be changed by an amendment to the Greenbelt Plan, and normally only by the Province at the time of the 10 year Plan review.

The boundaries of the Natural Heritage System, as shown on Schedule S of this Plan were derived directly from digital data provided by the Province, and were not further refined at the time this Plan was brought into conformity with the Greenbelt

Plan. Refinements to the boundaries of the Natural Heritage System may only be considered at the time of the 10-year review of the Greenbelt Plan.

Boundaries of pPrime aAgricultural aAreas, aAgricultural aAreas, rRural aAreas and sSettlement aAreas are as established in municipal Official Plans.

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 currently identified in this Plan or meeting established criteria, can be undertaken at the time a municipality deals with applications for development under the *Planning Act* or *Condominium Act, 1998*, or via a municipal zoning by-law update.

6.6.3.2-46.6.3.2.5 Growth Plan for the Greater Golden Horseshoe

The Growth Plan applies to lands designated by Ontario Regulation 416/05. Except for the outer Growth Plan boundary, which is fixed and can only be changed by an amendment to the Growth Plan, and normally only by the Province at the time of the 10 year Plan review, the boundaries and lines displayed on Schedules to the Growth Plan provide general direction only and should not be read to scale, unless otherwise stated.

The Delineated Built-Up Area, Designated Greenfield Areas and Settlements with Undelineated Built-Up Areas shown on Figure 1 to this Plan are based on mapping issued by the Province, as refined by the Region of Peel and Town of Caledon.

6.6.3.3 Conflict

Given the overlapping nature of the PPS, the Provincial Plans and municipal Official Plans, the PPS and the Provincial Plans, and their underlying *Acts*, contain various provisions that establish which policies take precedence in the case of a conflict. In very general terms, a conflict arises if the application of one policy prevents another policy from being implemented. Municipalities are, however, permitted to have policies that are different from, more detailed or more restrictive than Provincial policy, without this being considered a conflict, except under very specific, prescribed circumstances.

6.6.3.3.1 Provincial Policy Statement

The policies of the PPS represent minimum standards. The PPS does not prevent planning authorities and decision-makers

from going beyond the minimum standards established in specific policies, unless doing so would conflict with any other policy of the PPS. Provincial Plans take precedence over the policies of the PPS to the extent of any conflict.

6.6.3.3.2 Niagara Escarpment Plan

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 shall apply.

6.6.3.3.3 Oak Ridges Moraine Conservation Plan

In the case of a conflict between the policies of this Plan and the ORMCP, the policies of the ORMCP prevail. Subject to Section 7.10.3.4 of this Plan, where the policies of this Plan are more restrictive than the ORMCP, they shall not be considered to be in conflict with the ORMCP and the more restrictive provisions shall prevail.

New Item

6.6.3.3.4 Lake Simcoe Protection Plan

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.

~~6.6.3.3.4~~ 6.6.3.3.5 Greenbelt Plan

In the case of a conflict between the policies of this Plan and the Greenbelt Plan, the policies of the Greenbelt Plan prevail. Despite the policies of the Greenbelt Plan, there is nothing in the Greenbelt Plan that limits the ability of decision makers on planning applications to adopt policies that are more stringent than the requirements of the Greenbelt Plan, unless doing so would conflict with any of the policies or objectives of the Greenbelt Plan. With the exception of the lot creation policies of the Greenbelt Plan, municipal Official Plans and Zoning By-laws shall not contain provisions that are more restrictive than the policies of Sections 3.1 and 4.3.2 of the Greenbelt Plan as they apply to agricultural uses and mineral aggregate resources respectively, within the Prime Agricultural Area.

~~6.6.3.3.5~~ 6.6.3.3.6 Growth Plan for the Greater Golden Horseshoe

As provided for in the *Places to Grow Act, 2005*, the Growth Plan prevails where there is a conflict between the PPS and the Growth Plan. The only exception is where the conflict is

between policies relating to the natural environment or human health. In that case, the direction that provides more protection to the natural environment or human health prevails. Similarly where there is a conflict between the Greenbelt, Niagara Escarpment or Oak Ridges Moraine Conservation Plans and the Growth Plan regarding the natural environment or human health, the direction that provides more protection to the natural environment or human health prevails.

The policies and targets of the Growth Plan represent minimum standards. Planning authorities and decision-makers are encouraged to go beyond the minimum standards established in specific policies and targets of the Growth Plan, unless doing so would conflict with any policy of the Growth Plan, the applicable PPS or any other Provincial Plan.

6.6.3.4 Applicability and Transition

The following provides a very general summary of the applicability of the PPS and the Provincial Plans to planning matters, proceedings and decision, and transitional provisions for applications that were commenced but not decided upon when the PPS and Provincial Plans came into effect. Reference should be made to the relevant *Acts*, *Plans* and *Regulations* for further detail as these are the final authority on the subject matter.

6.6.3.4.1 Provincial Policy Statement

The PPS applies to all applications, matters or proceedings commenced on or after March 1, 2005.

6.6.3.4.2 Niagara Escarpment Plan

The Niagara Escarpment Plan (NEP) applies to all municipal planning and development decisions within the NEP Area. If the NEP does not contain specific transition provisions, reference should be made to the *Niagara Escarpment Planning and Development Act*, and any related regulations.

6.6.3.4.3 Oak Ridges Moraine Conservation Plan

The ORMCP applies to the area shown as the Oak Ridges Moraine Conservation Plan Area on the map entitled "Oak Ridges Moraine Conservation Plan Land Use Designation Map", numbered 208, dated April 17, 2002, and on file in the offices of the Ministry of Municipal Affairs and Housing in Toronto. This area is shown on the Schedules to this Plan.

The ORMCP applies to all development applications that commenced on or after November 17, 2001. Transition provisions for applications that were commenced before

November 17, 2001 and were not decided upon as of that date, are set out in Section 7.10.3.7 of this Plan.

New Item

6.6.3.4.4 Lake Simcoe Protection Plan

The Lake Simcoe Protection Plan applies to the Lake Simcoe watershed as defined in Section 2 of the *Lake Simcoe Protection Act*, 2008 as: “Lake Simcoe and the parts of Ontario, the water of which drains into Lake Simcoe.” Ontario Regulation 219/09 Section 2 (1) states that the boundaries of the Lake Simcoe Watershed “are described in a data file entitled “Lake Simcoe Protection Act Watershed Boundary” and dated May 29, 2009, as amended from time to time, that is maintained by the Ministry of Natural Resources as part of its Land Information Ontario initiative.”

According to Ontario Regulation 219/09, the Lake Simcoe Protection Plan applies to all development applications under the *Planning Act* or *Condominium Act*, 1998, applications for permits under the *Conservation Authorities Act* or the *Public Lands Act*, and applications for approval under the *Lakes and Rivers Improvement Act* that had not commenced before the day the Lake Simcoe Protection Plan came into effect (i.e. June 2, 2009). Transition provisions for applications that were commenced before June 2, 2009 and were not decided upon as of that date are set out in O. Reg. 219/09, s.8 (3).

6.6.3.4.46.6.3.4.5 Greenbelt Plan

The *Greenbelt Act, 2005*, requires that all decisions with respect to applications made under the *Ontario Planning and Development Act, 1994*, the *Planning Act* or the *Condominium Act, 1998*, which were commenced on or after December 16, 2004 (the date the Greenbelt Plan came into effect), and relate to the areas in the Greenbelt Plan designated as Protected Countryside, are required to conform to all applicable policies and provisions of the Greenbelt Plan. The *Greenbelt Act, 2005*, authorizes the Minister to pass regulations for various prescribed matters to address applications which were commenced prior to December 16, 2004 but for which no decision had been made and for other transitional matters. Reference should be made to the applicable provisions of the *Greenbelt Act, 2005* and related Provincial regulations as may be issued from time to time.

6.6.3.4.56.6.3.4.6 Growth Plan for the Greater Golden Horseshoe

The *Places to Grow Act, 2005*, requires that all decisions with respect to applications made under the *Planning Act* or the *Condominium Act, 1998*, which were commenced on or after June 16, 2006 (the date the Growth Plan came into effect), are required to conform to all applicable policies and provisions of the Growth Plan. The *Places to Grow Act, 2005*, authorizes the Minister to pass regulations for various prescribed matters to address applications which were commenced prior to June 16, 2006 but for which no decision had been made and for other transitional matters. Reference should be made to the applicable provisions of the *Places to Grow Act, 2005* and related Provincial regulations as may be issued from time to time.

130. Section 6.7 Glossary of Terms is amended by deleting the following existing definitions: “Ecological Functions”, “Endangered Species”; “Natural Core Areas”; “Natural Corridors”; “Natural Linkages”; “Supportive Natural Systems”; “Threatened Species”; “Vulnerable Species”; “Wildlife Habitat”; “Woodlands”; “Wetland Core Area”, “Woodland Core Areas”; and “Woodlands (Other)”, and renumbering all remaining definitions accordingly.

131. Section 6.7 Glossary of Terms is amended by adding the following new and revised definitions and renumbering all definitions accordingly:

Adaptive Environmental Management, shall mean a 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 changed/improved practices/policies in order to meet established objectives.

Community Infrastructure, shall mean 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.

Coulterville Special Study Area, shall mean the geographic area within which the Town of Caledon will study appropriate after uses for the aggregate extraction areas and develop associated land use policies.

Ecological Functions, shall mean the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.

Endangered Species, shall mean a species that is listed or categorized as an "Endangered Species" on the Ontario Ministry of Natural Resources official species at risk list, as updated and amended from time to time.

Employment Area/Areas, shall mean lands designated for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices and associated retail and ancillary facilities.

Employment Land/Lands shall mean land within employment areas.

Employment Forecast shall mean the Town-wide employment levels established for the years 2011, 2021 and 2031.

Green Building, shall mean 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.

Leadership in Energy and Environmental Design, shall mean a universally accepted Green Building Rating System that provides a suite of standards for environmentally sustainable development.

Low Impact Development, shall mean an innovative stormwater management approach with a basic principle that is modelled after the natural way of managing rainfall at the source. This is done by using uniformly distributed decentralized micro-scale controls. Low Impact Development imitates the site's predevelopment hydrology by using

landscaping design techniques that infiltrate, filter, store, evaporate, and detain runoff close to its source.

Major Transit Station Study Area, shall mean an area that delineates the general geographic extent within which the Town of Caledon will undertake studies to examine the potential to create Major Transit Station Areas and determine the appropriate development of these areas.

Natural Core Areas, shall mean all features and areas identified as Natural Core Areas on Table 3.1 of this Plan.

Natural Corridors, shall mean all features and areas identified as Natural Corridors on Table 3.1 of this Plan.

Natural Linkages, shall mean all features and areas identified as Natural Linkages on Table 3.1 of this Plan.

Normal Farm Practices, shall mean a practice, as defined in the *Farming and Food Production Protection Act*, 1998, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative technology in a manner consistent with proper advanced farm management practices. Normal farm practices shall be consistent with the *Nutrient Management Act*, 2002 and regulations made under that Act.

Planning Period, shall mean for the purposes of this Plan, the twenty year period from 2011 to 2031.

Population Forecast, shall mean the Town-wide population levels projected to be achieved by 2011, 2021 and 2031 and which form the basis for population-related planning.

Settlement Study Area, shall mean an area that delineates the general geographic extent within which the Town of Caledon will plan to accommodate long-term population and employment growth within and beyond the planning period.

Significant, shall mean:

- a) in regard to cultural heritage, important in terms of amount, content, representation, effect or value; and
- b) in regard to habitat of Threatened and Endangered Species, the habitat, as approved by the Ministry of Natural Resources, that is necessary for the maintenance, survival, and/or recovery of naturally occurring or reintroduced populations of endangered species or threatened species, and where those areas of occurrence are occupied or habitually occupied by the species during all or any part(s) of its life cycle.”

Strategic Infrastructure Study Area (SISA), shall mean an area under protection for long term planning and infrastructure studies.

Supportive Natural Systems, shall mean all features and areas identified as Supportive Natural Systems on Table 3.1 of this Plan.

Sustainability, shall mean meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainability Checklist, shall mean 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, shall mean 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.

Threatened Species, shall mean a species that is listed or categorized as a “Threatened Species” on the Ontario Ministry of Natural Resources official species at risk list, as updated and amended from time to time.

Transportation Demand/System Management, shall mean actions or programs designed to reduce or modify the demand for travel to make optimum use of existing and future transportation facilities and services such as ride sharing, encouragement to walk, cycle or use transit and encouragement to travel outside peak travel periods.

Universal Design, shall mean housing that incorporates, at the design and construction stage, the ability to make future changes easily and with minimum expense, to meet the evolving needs of its occupants.

Wetland Core Area, shall mean 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 Ministry of Natural Resources.

Wildlife Habitat, shall mean areas where plants, animals and other organisms live and find adequate amounts of food, water, shelter and space to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.

Wildlife Habitat (Significant), shall mean:

- a) Within the Oak Ridges Moraine Conservation Plan Area, areas defined and identified as Significant Wildlife Habitat in accordance with Oak Ridges Moraine Conservation Plan Technical Paper 2 – Significant Wildlife Habitat, published by the Province of Ontario in 2007, or any successor thereto;
- b) Within the Natural Heritage System of the Greenbelt Plan Protected Countryside, areas defined and identified as Significant Wildlife Habitat in accordance with criteria approved by the Province for the Greenbelt Plan Protected Countryside, or, in the absence of Provincially approved criteria, in accordance with clause c); or,
- c) Outside of the Oak Ridges Moraine Conservation Plan Area and the Natural Heritage System of the Greenbelt Plan Protected Countryside, areas identified in accordance with established Provincial technical methodologies, or other acceptable methodologies to the satisfaction of the Town of Caledon. The identification of Significant Wildlife Habitat shall consider the criteria in Figure 5 of the Region of Peel Official Plan (attached as Appendix IV to this Plan for information).

Wildlife Habitat (Other), shall mean all other wildlife habitat within the Town of Caledon that does not meet the definition of Wildlife Habitat (Significant).

Woodlands, shall mean ~~complex ecosystems comprising communities of trees, shrubs, ground vegetation~~ ecosystems comprised of treed areas and the immediate biotic and abiotic environmental conditions on which they depend. Woodlands provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, the provision of clean air and the long-term storage of carbon, the provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands include ~~treed areas~~, woodlots, cultural woodlands, cultural savannahs, plantations and forested areas and may also contain remnants of old growth forests.

Woodlands are further defined as any area greater than 0.5 hectares that has:

- a) a tree crown cover of over 60% of the ground, determinable from aerial photography, or
- b) a tree crown cover of over 25% of the ground, determinable from aerial photography, together with on-ground stem estimates of at least:
 - i) 1,000 trees of any size per hectare, or
 - ii) 750 trees measuring over five centimetres in diameter at breast height (1.37m), per hectare, or

~~ii)iii) 500 trees measuring over 12 centimetres in diameter at breast height (1.37m), per hectare, or~~

~~ii)iv) 250 trees measuring over 20 centimetres in diameter at breast height (1.37m), per hectare (densities based on the *Forestry Act of Ontario, 1998*)~~

and, which have a minimum average width of 40 metres or more measured to crown edges.

Treed portions with less than the required stocking level will be considered part of the woodland as long as the combination of all treed units in the overall connected treed area meets the required stocking level. Woodlands experiencing changes such as harvesting, blowdown or other tree mortality are still considered woodlands. Such changes are considered temporary whereby the forest still retains its long-term ecological value.

Woodlands ~~do not~~ include ~~cultural woodlands and cultural savannahs and exclude~~ plantations that are:

- a) managed for production of fruits, nuts, Christmas trees or nursery stock;
- b) managed for tree products with an average rotation of less than 20 years (e.g. hybrid willow or poplar); or
- c) established and continuously managed for the sole purpose of complete removal at rotation, as demonstrated with documentation acceptable to the Region or area municipality, without a woodland restoration objective.

Additional exclusions may be considered for treed communities which are dominated by invasive non-native tree ~~or shrub~~ species such as buckthorn (*Rhamnus* species) and Norway maple (*Acer plantanoides*), ~~or others deemed to be highly invasive,~~ that threaten the ecological ~~functions or biodiversity~~ of native communities, ~~good forestry practices and environmental management. Such exceptions may be considered where native tree species comprise less than 10% of the tree crown cover and are represented by less than 100 stems of any size per hectare. Such exceptions should be supported by site-specific studies that consider 1) the degree of threat posed; 2) any potential positive and/or negative impact on the ecological functions or biodiversity of nearby or adjacent native communities; and 3) the projected natural succession of the community. Communities where native tree species comprise approximately 10 percent or less of the tree crown cover and approximately 100 or fewer stems of native tree species of any size per hectare would be candidates for exclusion.~~

Woodland Core Area, shall mean:

- 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 (attached as Appendix V to this Plan for information); 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 (attached as Appendix V to this Plan for information).

Woodlands (Other), shall mean all other woodlands within the Town of Caledon that do not meet the definition of Woodland Core Area.

132. The definition of “Adjacent Lands” in Section 6.7 Glossary of Terms is amended by deleting the asterisk preceding the word “Adjacent” in the title and adding the following new subsection b) and renumbering subsequent subsections accordingly:

- 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,

133. The definition of “Mineral Aggregate Resources” in Section 6.7 Glossary of Terms is amended by deleting the words “that Act” at the end of the definition and replacing them with the words “the *Mining Act*”.

134. **Chapter 7 Secondary Plans and Other Detailed Area Policies**: the introductory Section is amended by adding the following final bullet point to the list:

- “the Greenbelt Plan”

135. Chapter 7 is amended by adding the following new Section 7.13 The Greenbelt Plan:

7.13 **THE GREENBELT PLAN**

7.13.1 **Introduction**

The Greenbelt Plan provides policy direction within an area extending from Niagara Falls to Durham Region, referred to as

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the Greater Golden Horseshoe. Through the *Greenbelt Act*, 2005 and the accompanying Greenbelt Plan, the Province identifies where urbanization should not occur in order to provide protection to the agricultural land base and the ecological features and functions occurring on this landscape. The Greenbelt Plan includes the Protected Countryside and lands within the Niagara Escarpment Plan (NEP), ~~and~~ Oak Ridges Moraine Conservation Plan (ORMCP), ~~and~~ Lake Simcoe Protection Plan, and complements and supports other Provincial level initiatives such as the Parkway Belt West Plan Area. The Greenbelt Plan also seeks to improve ecological linkages between these areas and the surrounding major lake systems and watersheds.

The Greenbelt Plan contains Geographic Specific Policies and General Policies that apply to the lands designated Protected Countryside. The geographic specific policies of the Protected Countryside deals with three key policy areas: the Agricultural System, the Natural System, and the Settlement Areas within the Greenbelt. The General Policies are those policies that apply across the Protected Countryside and apply to non-agricultural uses, recreation and tourism uses, infrastructure, natural resource uses, cultural heritage resources and existing uses. These General Policies also pertain to lot creation in the Protected Countryside.

Within Caledon, the Agricultural System includes Prime Agricultural Areas, General Agricultural Areas and Rural Areas, as designated on the Schedules to this Official Plan. The Natural System identifies lands that support both natural heritage and hydrologic features and functions. Both systems maintain connections to the broader agricultural and natural systems of Southern Ontario. The settlement areas, identified in this Plan as Rural Service Centres, Villages, Hamlets, and Industrial/Commercial Centres vary in size, diversity and intensity of uses and are found throughout the Protected Countryside. While providing permanent agricultural and environmental protection, the Greenbelt also contains important natural resources and supports a wide range of recreational and tourism uses, areas and opportunities.

Lands within the Protected Countryside, as shown on Schedule S, are subject to the entirety of the Greenbelt Plan.

A significant portion of Caledon's rural population resides in the Protected Countryside of the Greenbelt Plan Area. It is the intention of this Plan and the Town's implementing Zoning By-law, together with the Region of Peel Official Plan, to recognize and protect the continuing presence of existing lawful uses and

support the continued vitality of agricultural uses, while encouraging minimum impacts on the long-term ecological integrity of the Natural System of the Greenbelt Plan Area.

7.13.2 **Objectives**

To implement the Greenbelt Plan through local land use planning policies and decisions in a manner that is consistent with the intent of the Greenbelt Plan and is supportive of the Strategic Direction, Goals, ~~e~~Objectives and ~~p~~Policies of the Region of Peel Official Plan and this Plan.

7.13.3 **Geographic Specific Policies in the Protected Countryside**

There are three types of Geographic Specific Policies that apply to key policy areas within the Protected Countryside designation of the Greenbelt Plan identified on Schedule S to this Plan: the Agricultural System, the Natural System and Settlement Areas.

7.13.3.1 **Agricultural System**

The Agricultural System is comprised of Prime Agricultural Areas, General Agricultural Areas and Rural Areas as designated on the Schedules to this Official Plan. In addition to the policies of Section 5.1.1 and other applicable policies of this Plan, the following specific policies apply:

7.13.3.1.1 Prime Agricultural Area

~~7.13.3.1.1.1~~ For lands designated Prime Agricultural Area on the Schedules to this Plan, uses shall be permitted in accordance with Sections 5.1.1, 7.13.3.1.1.2 ~~and to~~ ~~7.13.3.1.1.3~~ ~~5~~ of this Plan.

~~7.13.3.1.1.2~~ Prime Agricultural Areas shall not be redesignated for non-agricultural uses except in accordance with 7.13.3.1.1.3 and 7.13.3.1.1.4.”

~~7.13.3.1.1.3~~ Settlement area expansions into Prime Agricultural Areas may be considered in accordance with Section ~~7.13.3.2.6~~ ~~7.13.3.4~~

~~7.13.3.1.1.4~~ Other uses may be permitted in Prime Agricultural Areas in accordance with Sections 7.13.4.3 to 7.13.4.6.

~~7.13.3.1.1.5~~ Minor refinements to the Prime Agricultural Area based on the Land Evaluation and Area Review (LEAR) to be completed by the Region of Peel and Town of Caledon subject to the criteria identified in the municipal implementation policies of Section 5.3 of the Greenbelt Plan. Such amendments are to be minor in nature, solely with a view to rationalizing Prime Agricultural Area boundaries.”

7.13.3.1.2 General Agricultural Area

- 7.13.3.1.2.1 For lands designated General Agricultural Area on the Schedules to this Plan, uses shall be permitted in accordance with Sections 5.1.2, 7.13.3.1.2.2 and 7.13.3.1.2.3 of this Plan.
- 7.13.3.1.2.2 Settlement Area expansions into General Agricultural Areas may be considered in accordance with Section 7.13.3.34.
- 7.13.3.1.2.3 Other uses may be permitted in General Agricultural Areas in accordance with Sections 7.13.4.1 to 7.13.4.6.
- 7.13.3.1.2.4 New multiple units or lots for residential dwellings (e.g. estate residential subdivisions and adult lifestyle or retirement communities), whether by plan of subdivision, condominium or severance, shall not be permitted."
- 7.13.3.1.3 Rural Area
- 7.13.3.1.3.1 For lands designated Rural Area on the Schedules to this Plan, uses shall be permitted in accordance with Sections 5.2, 7.13.3.1.3.2 and 7.13.3.1.3.3 of this Plan.
- 7.13.3.1.3.2 Settlement Area expansions into Rural Areas may be considered in accordance with Section ~~7.13.3.2.6~~ 7.13.3.4.
- 7.13.3.1.3.3 Other uses may be permitted in Rural Areas in accordance with Sections 7.13.4.31 to 7.13.4.6.
- 7.13.3.1.3.4 New multiple units or lots for residential dwellings (e.g. estate residential subdivisions and adult lifestyle or retirement communities), whether by plan of subdivision, condominium or severance, shall not be permitted."
- 7.13.3.2 Natural System
- The Natural System of the Protected Countryside is comprised of a Natural Heritage System (NHS), as defined and mapped in the Greenbelt Plan and as shown on Schedule S to this Plan, a Water Resource System, Key Natural Heritage Features and Key Hydrologic Features and External Connections. The Natural System policies protect areas of natural heritage, hydrologic and/or landform features, which are often functionally inter-related and which collectively support biodiversity and overall ecological integrity. The Natural Heritage System functions as an overlay on top of the primary land use designations as shown on the Schedules to this Plan. As such, permitted uses within the Greenbelt Natural Heritage System are those uses permitted within the applicable primary land use designations, subject to constraints of the Natural System and the other Greenbelt specific policies set out in Section 7.13.

7.13.3.2.1 Natural Heritage System

The policies and designations contained in this Plan shall apply to lands within the Natural Heritage System subject to Sections 7.13.3.2.1.1 to 7.13.3.2.1.4.

7.13.3.2.1.1 New buildings or structures for agriculture, agricultural-related and secondary uses are not subject to the Natural Heritage System policies below, but are subject to the policies on Key Natural Heritage Features and Key Hydrologic Features as identified in the natural features policies of Section 7.13.3.2.3.

7.13.3.2.1.2 New development in the Natural Heritage System (NHS) (as permitted by the policies of this Plan) shall demonstrate that:

- a) there will be no negative impacts on Key Natural Heritage Features or Key Hydrologic Features or their functions;
- b) connectivity between Key Natural Heritage Features and Key Hydrologic Features is maintained, or where possible, enhanced for the movement of native plants and animals across the landscape;
- c) the removal of other natural features not identified as Key Natural Heritage Features and Key Hydrologic Features should be avoided. Such features should be incorporated into the planning and design of the proposed use wherever possible; ~~and,~~
- d) the disturbed area of any site does not exceed 25 percent of the total developable area and the impervious surface does not exceed 10 percent, of the total developable area, except for uses described in and governed by Sections 7.13.4.2 and 7.13.4.4. With respect to golf courses, the disturbed area shall not exceed 40 percent of the site of the total developable area. For clarity of interpretation, for sites that are partially within and partially outside the NHS, the percentages noted in this subsection only apply to those portions of the site that are within the NHS and are calculated on the basis of the total developable area of those portions of the site that are within the NHS.

7.13.3.2.1.3 Where non-agricultural uses are contemplated within the Natural Heritage System, applicants shall demonstrate that:

- a) at least 30 percent of the total developable area of the site will remain or be returned to natural self-sustaining vegetation, recognizing that Section 7.13.4.4 establishes specific standards for the uses described there;

- b) connectivity along the system and between Key Natural Heritage Features or Key Hydrologic Features located within 240 metres of each other is maintained or enhanced; and,
- c) buildings or structures do not occupy more than 25 percent of the total developable area and are planned to optimize the compatibility of the project with the natural surroundings.

For clarity of interpretation, for sites that are partially within and partially outside the NHS, the percentages noted in subsections a) and c) above only apply to those portions of the site that are within the NHS and are calculated on the basis of the total developable area of those portions of the site that are within the NHS.

7.13.3.2.1.4 The Natural Heritage System, including the natural features policies of Section 7.13.3.2.3, does not apply within the existing boundaries of settlement areas, but does apply when considering expansions to settlements as permitted by the policies of this Plan. Municipalities should consider the Natural Heritage Systems connections within settlement areas when implementing municipal policies, plans and strategies.

7.13.3.2.1.5 Parkland dedication and school sites required as a condition of approval for development within an urban settlement area shall not be permitted within the Natural Heritage System of the Greenbelt Plan.”

7.13.3.2.2 Water Resources System

7.13.3.2.2.1 The Town shall continue to promote watershed planning in accordance with the policies of this Plan, particularly subsection 3.12.4.15 b), and the policies of the Greenbelt Plan.

7.13.3.2.2.2 The Town shall continue to manage surface and groundwater resources in accordance with the policies of this Plan, particularly Sections 3.1 and 5.7, and the policies of the Greenbelt Plan.

7.13.3.2.2.3 The Town shall continue to protect and manage sources of drinking water and well head protection areas in accordance with the policies of this Plan, particularly Section 3.2.5.12, and the policies of the Greenbelt Plan.

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7.13.3.2.2.4 The Town shall take a comprehensive, integrated, and long-term approach to the protection, improvement and restoration of the quality and quantity of water through a systems approach.”

- 7.13.3.2.3 Key Natural Heritage Features and Key Hydrologic Features
- 7.13.3.2.3.1 Key Natural Heritage Features within the Greenbelt Plan Area Protected Countryside are significant habitat of endangered species, threatened species and special concern species, fish habitat, wetlands, Life Science Areas of Natural and Scientific Interest, significant valleylands, significant woodlands, significant wildlife habitat, Ss sand barrens, savannahs and tallgrass prairies, and alvars.
- 7.13.3.2.3.2 Key Hydrologic Features are permanent and intermittent streams, lakes (and their littoral zones), seepage areas and springs, and wetlands.
- 7.13.3.2.3.3 ~~Key Natural Heritage Features and Key Hydrologic Features shall be designated Environmental Policy Area (EPA) and shall be subject to all related policies of this Plan, particularly Section 5.7, and Subsections 7.13.3.2.3.4 to 7.13.3.2.3.9. Key Natural Heritage Features and Key Hydrologic Features and their associated Vegetation Protection Zones shall be designated Environmental Policy Area (EPA) and shall be subject to all related policies of this Plan, particularly Section 5.7 and Subsections 7.13.3.2.3.4 to 7.13.3.2.3.9. In the absence of approved provincial criteria, the identification of Key Natural Heritage Features and Key Hydrologic Features shall be in accordance with the Town's ecosystem planning policies and performance measures contained in Section 3.2 and 5.7. For clarification, the Town's ecosystem planning policies and performance measures also apply in conjunction with provincial criteria provided that they achieve or exceed provincial objectives within the Greenbelt Plan Area. Provincial criteria only apply to the identification of Key Natural Heritage Features within the Natural Heritage System and to Key Hydrologic Features throughout the Protected Countryside, except within settlement areas. Within settlement areas in the Protected Countryside, Key Natural Heritage Features and Key Hydrologic Features shall be identified in accordance with the Town's ecosystem planning policies and performance measures."~~
- 7.13.3.2.3.4 In the case of Key Hydrologic Features located anywhere within the Protected Countryside designation, the associated Vegetation Protection Zone shall be a minimum of 30 metres wide measured from the outside boundary of the Key Hydrologic Feature.
- 7.13.3.2.3.5 In the case of significant woodlands and fish habitat located within the Natural Heritage System, the associated Vegetation Protection Zone shall be a minimum of 30 metres wide

measured from the outside boundary of the Key Natural Heritage Feature.

7.13.3.2.3.6 Except as otherwise permitted by this Plan, particularly Sections 5.7.3.1.2 and 7.13.4.1 to 7.13.4.4, development is prohibited within Key Natural Heritage Features and Key Hydrologic Features, and their associated Vegetation Protection Zones.

7.13.3.2.3.7 A proposal for development -within 120 metres of a Key Natural Heritage Feature within the Natural Heritage System or a Key Hydrologic Feature anywhere within the Protected Countryside requires a natural heritage evaluation and hydrological evaluation, which identify a Vegetation Protection Zone which:

- a) is of sufficient width to protect the Key Natural Heritage Feature or Key Hydrologic Feature and its functions from the impacts of the proposed change and associated activities that may occur before, during, and after, construction, and where possible, restore or enhance the feature and/or its function; and,
- b) is established to achieve, and be maintained as natural self-sustaining vegetation.

7.13.3.2.3.8 Expansions to existing agricultural buildings and the construction of new agricultural buildings and structures and farm and non-farm dwellings, that are accessory to an existing agricultural use, together with accessory uses, are permitted in Key Natural Heritage Features and Key Hydrologic Features, subject to the existing use policies of Section 7.13.4.5 of this Plan.

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7.13.3.2.3.9 New buildings and structures for agricultural uses will be required to provide a 30 metre wide vegetation protection zone from a key natural heritage feature or key hydrologic feature, but may be exempted from the requirement of establishing a condition of natural self-sustaining vegetation if the land is, and will continue to be, used for agricultural purposes. This policy applies to buildings and structures associated with new uses that require approval under the Planning Act. Existing uses are subject to the existing use policies of Sections 7.13.3.2.3.8 and 7.13.4.5 of this Plan. Agricultural uses should pursue best management practices to protect and/or restore key hydrologic features and functions."

7.13.3.2.4 Urban River Connections

The Greenbelt Plan depicts river valleys running through approved urban areas that connect the Greenbelt to the Great

Lakes as external connections, and indicates that such connections are a key component of the long-term health of the Natural System. In Caledon, the main Humber River valley running through the approved Bolton Settlement Area and the Etobicoke Creek valley running through the approved Mayfield West Settlement Area have been depicted as external connections. In recognition of the function of urban river valleys, the Greenbelt Plan states that the Federal government, municipalities, Conservation Authorities, other agencies and stakeholders should consider the policy directions in Sections 7.13.3.2.4.1 to 7.13.3.2.4.3.

- 7.13.3.2.4.1 Continue with stewardship, remediation and appropriate park and trail initiatives which maintain and, to the extent possible, enhance the ecological features and functions found within these valley systems.
- 7.13.3.2.4.2 In considering land conversions or redevelopments in or abutting an urban river valley, strive for planning approaches that:
 - a) establish or increase the extent or width of Vegetation Protection Zones in natural self-sustaining vegetation, especially in the most ecologically sensitive areas (i.e. near the stream and below the stable top of bank);
 - b) increase or improve fish habitat in streams and in the adjacent riparian lands;
 - c) include landscaping and habitat restoration that increase the ability of native plants and animals to use valley systems as both wildlife habitat and movement corridors; and,
 - d) seek to avoid, minimize and/or mitigate impacts associated with the quality and quantity of urban run-off into the valley systems.
- 7.13.3.2.4.3 Integrate watershed planning and management approaches for lands both within and beyond the Greenbelt.

7.13.3.3 Parkland, Open Space and Trails

For all lands falling within the Protected Countryside, the Greenbelt Plan states that municipalities should consider the policy directions as set out in Sections 7.13.3.3.3.1 to 7.13.3.3.3.4.

- 7.13.3.3.3.1 Provide for a full range of publicly accessible, built and natural settings for recreation including facilities, parklands, open space areas, trails and water-based activities.

- 7.13.3.3.3.2 Develop and incorporate strategies (such as community-specific levels of provision) into official plans to guide the adequate provision of municipal recreation facilities, parklands, open space areas and trails.
- 7.13.3.3.3.3 Include the following considerations in municipal parkland and open space strategies:
- a) providing for open space areas for current and future populations and promoting stewardship of open space areas;
 - b) providing facilities, parklands, open space areas and trails that particularly support an active, healthy community lifestyle;
 - c) identifying key areas or sites for the future development of major facilities that avoid sensitive landscapes;
 - d) identifying and targeting under-serviced areas for improved levels of protection; and,
 - e) protecting the recreation and tourism values of waterfront areas as a high priority.
- 7.13.3.3.3.4 Include the following considerations in municipal trail strategies:
- a) preserving the continuous integrity of corridors (e.g. abandoned railway rights-of-way and utility corridors);
 - b) planning trails on a cross-boundary basis to enhance interconnectivity where practical;
 - c) incorporating the existing system of parklands and trails where practical;
 - d) restricting trail uses that are inappropriate to the reasonable capacity of the site (notwithstanding the ability to continue existing trails/uses);
 - e) providing for multi-use trail systems which establish a safe system for both motorized and non-motorized uses;
 - f) supporting and ensuring compatibility with agriculture; and,
 - g) ensuring the protection of the sensitive Key Natural Heritage Features and Key Hydrologic Features and functions of the landscape.

7.13.3.4 Settlement Areas

The Greenbelt Plan defers to municipal ~~e~~Official ~~p~~Plans for the detailed delineation of settlement boundaries. Settlement areas and their associated boundaries within the Town of

Caledon are delineated on the Land Use Schedules to this Plan. In addition to all of the other applicable policies of this Plan, Settlement areas within the Protected Countryside designation are subject to the following specific policies.

- 7.13.3.4.1 Lands with the approved boundaries of existing settlement areas, as delineated in this Plan on the date the Greenbelt Plan came into effect, are not subject to the Greenbelt Plan, and therefore not subject to Section 7.13 of this Plan and any related policies, save for the External Connections policies contained in Section 7.13.3.2.4.
- 7.13.3.4.2 Municipalities are encouraged to continue their efforts to support the long-term vitality of these settlements through appropriate planning and economic development approaches which seek to maintain, intensify and/or revitalize these communities. This includes modest growth that is compatible with the long-term role of these settlements as part of the Protected Countryside and the capacity to provide locally based sewage and water services.
- 7.13.3.4.3 Settlement areas outside the Greenbelt Plan Area are not permitted to expand into the Greenbelt Plan Area.
- 7.13.3.4.4 Extensions or expansions of services to settlement areas within the Protected Countryside shall be subject to the infrastructure policies of Section 7.13.4.3 of this Plan, including the requirements regarding environmental assessments.
- 7.13.3.4.5 At the 10-year Greenbelt Plan review period, modest settlement area expansions may be possible for Towns/Villages, provided the proposed growth:
 - a) is on municipal sewage and water services;
 - b) would not exceed the assimilative and water production capacities of the local environment as determined on a watershed or subwatershed basis;
 - c) complies with any applicable watershed plan;
 - d) does not extend into the Natural Heritage System; and,
 - e) appropriately implements the requirements of any other Provincial and municipal policies, plans, strategies or regulations, including requirements for assessment of need, locational and similar considerations.
- 7.13.3.4.6 In accordance with Section 3.4.4 of the Greenbelt Plan, and notwithstanding Section 7.13.3.4.5, the Town of Caledon, in partnership with the Region of Peel and Credit Valley Conservation, is undertaking an Alton Village Study which, among other things, will be assessing the potential for an

expansion to the approved Alton settlement boundary. In addition to all other applicable policies of this Plan, the following additional policies apply with respect to the potential expansion of Alton Village:

- a) the settlement expansion shall not extend into the Natural Heritage System; and,
- b) the settlement expansion shall maintain the rural and/or existing character of Alton.

7.13.3.4.7 Should it be determined through the Alton Village study that a settlement boundary expansion is appropriate and meets all applicable policies, the expansion shall be proposed through an Official Plan Amendment as part of the Village Study process. Provided such an Official Plan Amendment is based on the Village Study process that was underway when this Plan was brought into conformity with the Greenbelt Plan, the proposed expansion may be considered under the provisions of Section 3.4.4.1 of the Greenbelt Plan.

7.13.4 General Policies for the Protected Countryside

This section describes the general policies that apply across the Protected Countryside. These policies are applicable to non-agricultural uses, recreation and tourism uses, infrastructure, natural resource uses, cultural heritage resources, existing uses and lot creation.

7.13.4.1 General Non-Agricultural Use Policies

7.13.4.1.1 Any non-agricultural uses proposed within the Protected Countryside designation shall conform to all applicable policies of this Plan and must demonstrate that:

- a) the use is appropriate for location in a Rural Area;
- b) the type of water and sewer servicing proposed is appropriate for the type of use;
- c) there are no negative impacts on Key Natural Heritage Features and/or Key Hydrologic Features or their functions; and,
- d) there are no negative impacts on the biodiversity or connectivity of the Natural Heritage System.

7.13.4.2 Recreational Use Policies

Intensive and Non-Intensive Recreational Uses within the Protected Countryside designation are subject to all applicable policies of this Plan, and the following specific policies:

- 7.13.4.2.1 Residential dwelling units, other than for an employee, shall not be permitted in association with recreational uses.
- 7.13.4.2.2 An application to expand or establish an Intensive Recreational use on lands designated Rural Area within the Natural Heritage System will be accompanied by a vegetation enhancement plan that incorporates planning, design, landscaping and construction measures that:
- a) maintain or, where possible, enhance the amount of natural self-sustaining vegetation on the site and the connectivity between adjacent Key Natural Heritage Features or Key Hydrologic Features;
 - b) wherever possible, keep intermittent stream channels and drainage swales in a free-to-grow, low-maintenance condition;
 - c) minimize the application and use of pesticides and fertilizers; and,
 - d) locate new natural self-sustaining vegetation in areas that maximize the ecological value of the area.
- 7.13.4.2.3 An application to expand or establish an Intensive Recreational Use shall be accompanied by a conservation plan demonstrating how water use and nutrient and biocide will be kept to a minimum, including the establishment and monitoring of targets.
- 7.13.4.2.4 Intensive Recreational Uses, including related facilities, buildings and structures, may be considered within the Vegetation Protection Zone associated with a Key Natural Heritage Feature and Key Hydrologic Feature subject to meeting the requirements of this Plan, particularly Sections 3.1, 5.7 and 7.13.3.2.3. This shall normally be demonstrated through the completion of an Environmental Impact Study and Management Plan completed in accordance with Section 5.7.3.7 of this Plan.
- 7.13.4.2.5 Small-scale structures normally associated with Intensive and Non-Intensive Recreational uses (such as boardwalks, foot bridges, limited cart paths, fences, dock, and picnic facilities are permitted within Key Natural Heritage Features and Key Hydrologic Features; however negative impacts on these features should be avoided or minimized.
- 7.13.4.3 Infrastructure
- Infrastructure within the Protected Countryside designation is subject to all applicable policies of this Plan, and the following specific policies:

7.13.4.3.1 General Infrastructure Policies

7.13.4.3.1.1 All existing, expanded or new infrastructure subject to and approved under the *Canadian Environmental Assessment Act*, the *Environmental Assessment Act*, the *Planning Act*, the *Aggregate Resources Act*, the *Telecommunications Act* or by the National or Ontario Energy Boards, or which receives a similar environmental approval, is permitted within the Protected Countryside, subject to the policies of this section and provided it meets one of the following two objectives:

- a) it supports agriculture, recreation and tourism, rural settlement areas, resource use or the rural economic activity that exists and is permitted within the Greenbelt; or,
- b) it serves the significant growth and economic development expected in Southern Ontario beyond the Greenbelt by providing for the appropriate infrastructure connections among urban growth centres and between these centres and Ontario's borders.

7.13.4.3.1.2 The location and construction of infrastructure and expansions, extensions, operations and maintenance of infrastructure in the Protected Countryside, are subject to the following:

- a) planning, design and construction practices shall minimize, wherever possible, the amount of the Greenbelt, and particularly the Natural Heritage System, traversed and/or occupied by such infrastructure;
- b) planning, design and construction practices shall minimize, wherever possible, the negative impacts and disturbance of the existing landscape, including, but not limited to, impacts caused by light intrusion, noise and road salt;
- c) where practicable, existing capacity and coordination with different infrastructure services is optimized so that the rural and existing character of the Protected Countryside and the overall urban structure for Southern Ontario established by the Greenbelt and any Provincial growth management initiatives are supported and reinforced;
- d) new or expanding infrastructure shall avoid Key Natural Heritage Features or Key Hydrologic Features unless need has been demonstrated and it has been established that there is no reasonable alternative; and,
- e) Where infrastructure does cross the Natural Heritage System or intrude into or result in the loss of a Key

Natural Heritage Feature or Key Hydrologic Feature including related landform features, planning, design and construction practices shall minimize negative impacts and disturbance on the features or their related functions, and where reasonable, maintain or improve connectivity.

7.13.4.3.1.3 Infrastructure serving the agricultural sector, such as agricultural irrigation systems, may need certain elements to be located within the Vegetation Protection Zone of a Key Natural Heritage Feature or Key Hydrologic Feature. In such instances, these elements of the infrastructure may be established within the feature itself or its associated Vegetation Protection Zone but all reasonable efforts shall be made to keep such infrastructure out of Key Natural Heritage Features or Key Hydrologic Features or the Vegetation Protection Zones.

7.13.4.3.2 Sewage and Water Infrastructure Policies

- 7.13.4.3.2.1 Proposals for infrastructure within or crossing the Protected Countryside shall demonstrate that:
- a) sewage and water servicing can be provided in a manner that does not negatively impact ecological features and functions, quality and quantity of ground and surface water, including stream baseflow, and is sufficient to accommodate the proposed use(s);
 - b) applicable recommendations, standards or targets within watershed plans and water budgets are reflected; and,
 - c) any sewage and water servicing installation is planned, designed and constructed to minimize surface and groundwater disruption.
- 7.13.4.3.2.2 Where settlements do not currently have Great Lake or Lake Simcoe based water and sewage services, extensions to or expansions of existing Great Lake or Lake Simcoe based services to such settlements is not permitted, unless such servicing is required to address failed individual on-site sewage or water services or to ensure the protection of public health where it has been determined by a medical officer of health (or health authority) that there is a public health concern associated with existing services within the settlement. The capacity of the services provided in these circumstances will be restricted to that required to service the affected existing settlement plus the capacity for potential development within the approved settlement boundary as it existed on December 16, 2004, the date the Greenbelt Plan came into effect.
- | 7.13.4.3.2.3 Where settlements currently have, or have had approvals for, Great Lake based water and/or sewer services as of December 16, 2004, the date the Greenbelt Plan came into effect, such services may be extended and expanded to service growth within an approved settlement boundary as it existed on December 16, 2004. Where only Great Lake water exists or has been approved, corresponding municipal sewage service shall be required in order for any expansion of the current settlement boundary where such expansion would be permitted by this Plan.
- 7.13.4.3.2.4 Where settlement area expansions are contemplated by a municipality, the environmental assessment in support of expanded sewage and water services must be completed or approved prior to amending the boundaries of the settlement within the municipal official plan. The expansion must not extend into the Natural Heritage System.

- 7.13.4.3.2.5 The extension of municipal or private communal sewage or water services outside of a settlement boundary shall only be permitted in the case of health issues or to service existing uses and the expansion thereof adjacent to the settlement. Notwithstanding the above, where municipal water services exist outside of settlements areas, existing uses within the service area boundary as defined by the environmental assessment may be connected to such a service.
- 7.13.4.3.2.6 New or expanded partial servicing, where site conditions are suitable for the long-term provision of such services, is only permitted in the following circumstances:
- a) where such servicing is necessary to address failed individual on-site sewage or water services serving existing development; or,
 - b) to allow for infilling and intensification within settlement areas served by partial services as of ~~the date this Plan came into effect~~ December 16, 2004.
- 7.13.4.3.2.7 In the siting of new municipal and other wells, consideration shall be given to the location of vulnerable areas.
- 7.13.4.3.3 Stormwater Management Infrastructure Policies
- 7.13.4.3.3.1 Stormwater management ponds are prohibited in Key Natural Heritage Features or Key Hydrologic Features or their Vegetation Protected Zones, except 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. In these areas, naturalized stormwater management ponds are permitted provided they are located a minimum of 30 metres away from the edge of the river/stream and in the Vegetation Protection Zones of any abutting Key Natural Heritage Features or Key Hydrologic Features.
- 7.13.4.3.3.2 Applications for development in the Protected Countryside shall be accompanied by a stormwater management plan which 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 shall be used to minimize stormwater management flows and structures through such measures as lot level controls and conveyance techniques such as grass swales; and,

- c) applicable recommendations, standards or targets within watershed plans and water budgets are complied with.

7.13.4.3.3.3 The objectives of a stormwater management plan are to avoid, minimize and/or mitigate stormwater volume, contaminant loads and impacts to receiving water courses in order to:

- a) maintain groundwater quality and flow and stream baseflow;
- b) protect water quality;
- c) minimize the disruption of pre-existing (natural) drainage patterns wherever possible;
- d) prevent increases in stream channel erosion;
- e) prevent any increase in flood risk; and,
- f) protect aquatic species and their habitats.

7.13.4.4 Natural Resources

7.13.4.4.1 Renewable and non-renewable resource uses within the Protected Countryside designation are subject to all applicable policies of this Plan. The Mineral Resources policies of this Plan, particularly Section 5.11 and related sections, are deemed to conform to the Greenbelt Plan in accordance with Section 4.3.2.9 of the Greenbelt Plan. However, applicants for new or expanded mineral aggregate operations are encouraged to consider the provisions of Sections 4.3.2.5 to 4.3.2.7 of the Greenbelt Plan.

New Item

7.13.4.4.2 Renewable resources are those non-agriculture based natural resources that support uses and activities such as forestry, water taking, fisheries, conservation and wildlife management. Renewable natural resource activities within Key Natural Heritage Features or Key Hydrologic Features shall be carried out in a manner that maintains or, where possible, improves these features and their functions."

7.13.4.5 Existing Uses

Existing uses within the Protected Countryside designation are subject to all applicable policies of this Plan, and the following specific policies:

7.13.4.5.1 All existing uses lawfully used for such purpose on ~~the day before the Greenbelt Plan came into effect~~ December 15, 2004 are permitted.

New Item

7.13.4.5.2 Single dwellings on existing lots of record are permitted, provided they were zoned for such as of December 16, 2004 or where an application for an amendment to a zoning by-law is required as a condition of a severance granted prior to December 14, 2003, but which application did not proceed.”

~~7.13.4.5.2~~7.13.4.5.3 Outside of settlement areas, expansions to existing buildings and structures, accessory structures and uses, and/or conversions of legally existing uses which bring the use more into conformity with this Plan, are permitted subject to a demonstration of the following:

- a) notwithstanding Section 7.13.4.3.2.6, new municipal services are not required; and,
- b) the use does not expand into Key Natural Heritage Features and Key Hydrologic Features, unless there is no other alternative, in which case any expansion shall be limited in scope and kept within close geographical proximity to the existing structure.

~~7.13.4.5.3~~7.13.4.5.4 Expansions to existing agricultural buildings and structures, residential dwellings, and accessory uses to both, are permitted within Key Natural Heritage Features and Key Hydrologic Features if it is demonstrated that:

- a) there is no alternative and the expansion, alteration or establishment is directed away from the feature to the maximum extent possible; and,
- b) the impact of the expansion or alteration on the feature and its functions is minimized to the maximum extent possible.

~~7.13.4.5.4~~7.13.4.5.5 In implementing the policies of Sections 7.13.4.5.2 and 7.13.4.5.3, the Town shall give consideration to appropriate implementation tools and mechanisms, including the existing tools and mechanisms of the Town and other agencies.

~~7.13.4.5.5~~7.13.4.5.6 Expansion, maintenance and/or replacement of existing infrastructure is permitted, subject to the infrastructure policies of Section 7.13.4.3.

7.13.4.6 Lot Creation

Lot creation within the Protected Countryside designation is subject to all applicable policies of this Plan, and the following specific policies:

7.13.4.6.1 Lot creation is also permitted in the following circumstances:

- a) acquiring land for infrastructure purposes, subject to the infrastructure policies of Section 7.13.4.3;
- b) facilitating conveyances to public bodies or non-profit entities for natural heritage conservation, provided it does not create a separate lot for a residential dwelling in prime agricultural areas; and,
- c) minor lot adjustments or boundary additions, provided they do not create a separate lot for a residential dwelling in ~~p~~Prime ~~a~~Agricultural ~~a~~Areas and there is no increased fragmentation of a Key Natural Heritage Feature or Key Hydrologic Feature.

7.13.4.6.2 More specifically, within the prime agricultural area, lot creation is permitted for:

- a) agricultural uses where the severed and retained lots are intended for agricultural uses and provided the minimum lot size is 100 acres within ~~p~~Prime ~~a~~Agricultural ~~a~~Areas;
- b) existing and new agriculture-related uses, provided that any new lot will be limited to the minimum size needed to accommodate the use, including a sewage and water system appropriate for such a use;
- c) the severance of a residence surplus to a farming operation as a result of a farm consolidation, which residence was an existing use as of December 16, 2004, the date the Greenbelt Plan came into force, provided that the planning authority ensures that a residential dwelling is not permitted in perpetuity on the retained lot of farmland created by this severance. Approaches to ensuring no new residential dwellings on the retained lot of farmland may be recommended by the Province, or municipal approaches that achieve the same objective should be considered; or,
- d) the surplus dwelling policy in 7.13.4.6.2 (c) also applies to the General Agricultural Area and Rural Area. The severance should be limited to the minimum size needed to accommodate the dwelling, including existing and reserve areas for individual sewage and water services.

136. Schedule A Town of Caledon Land Use Plan is amended by adding the outer boundary of the Greenbelt Plan Area and by deleting the Orangeville Airport Estate designation and redesignating the undeveloped lands within it that are not

designated Environmental Policy Area to General Agricultural Area, as depicted on Schedule A attached hereto.

- 137.** A new Schedule A1 Town of Caledon Town Structure is added to the Official Plan, as attached hereto.
- 138.** Schedule B Mayfield West Land Use Plan is amended by adding the outer boundary of the Greenbelt Plan Area, as depicted on Schedule B attached hereto.
- 139.** Schedule C Bolton Land Use Plan is amended by adding the outer boundary of the Greenbelt Plan Area, as depicted on Schedule C attached hereto.
- 140.** Schedule C-4 North East Bolton Land Use Plan is amended by adding the outer boundary of the Greenbelt Plan Area, as depicted on Schedule C-4 attached hereto.
- 141.** Schedule F Town of Caledon Rural Estate Residential Areas is amended by deleting certain lands from the Schedule, as depicted on Schedule F attached hereto.
- 142.** A new Schedule S Town of Caledon The Greenbelt in Caledon is added to the Official Plan, as attached hereto.
- 143.** A new Figure 1 Growth Plan Policy Areas in Caledon is added to the Official Plan, as attached hereto.
- 144.** A new Figure 17 Core Areas of the Greenlands System in Peel within the Town of Caledon is added to the Official Plan, as attached hereto.

Implementation and Interpretation

The implementation and interpretation of this Amendment shall be in accordance with the policies of the Town of Caledon Official Plan.