

AMENDMENT NO. [OPA Number]

TO THE FUTURE CALEDON OFFICIAL PLAN FOR

THE TOWN OF CALEDON PLANNING AREA

AND

TO THE REGION OF PEEL OFFICIAL PLAN FOR

THE TOWN OF CALEDON PLANNING AREA

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. [BL-XXXX-XX]

A By-law to adopt Amendment No. [OPA Number]
to the Future Caledon Official Plan for the Town of Caledon and the Region of Peel
Official Plan for the Town of Caledon

WHEREAS the Council of the Corporation of the Town of Caledon, in accordance with the provisions of the Planning Act, R.S.O. 1990, as amended, HEREBY ENACTS AS FOLLOWS:

1. Amendment No. [OPA Number] to the Future Caledon Official Plan for the Town of Caledon and the Region of Peel Official Plan for the Town of Caledon shall be and is hereby adopted.

Read three times and finally passed in open Council this [xx] day of [xxxx], [xxxx]

Annette Groves, Mayor

Kevin Klingenberg, Clerk

THE CONSTITUTIONAL STATEMENT

PART A - THE PREAMBLE - does not constitute part of this amendment.

PART B - THE AMENDMENT - consisting of the following text and Schedule "A" constitutes Amendment No. [OPA Number] of the Future Caledon Official Plan for the Town of Caledon and the Region of Peel Official Plan for the Town of Caledon.

DRAFT

AMENDMENT NO. [OPA Number]

TO THE FUTURE CALEDON OFFICIAL PLAN AND REGION OF PEEL OFFICIAL PLAN FOR THE TOWN OF CALEDON PLANNING AREA

PART A - THE PREAMBLE

Purpose of the Amendment:

The purpose of this Amendment is to amend the Future Caledon Official Plan and Region of Peel Official Plan as it applies to the Town of Caledon, to implement the Council approved Growth Management and Phasing Plan. This amendment revises policies related to growth management and phasing and introduces a growth phasing schedule.

Location:

All lands that are subject to the Future Caledon Official Plan or Region of Peel Official Plan as it applies to the Town of Caledon are subject to this amendment.

Basis:

Beginning in Fall 2022, the development of a Growth Management and Phasing Plan began with the purpose of providing clear guidance on where, when, and how to grow in the 2051 New Urban Area, critical to advancing strategic, coordinated and financially responsible growth to implement the Future Caledon Official Plan.

The study included the following major components:

- Development of planning criteria to evaluate and prioritize areas for growth, synthesizing Caledon's Growth Concept, the Peel 2051 Official Plan, and the Future Caledon Official Plan;
- Recommendations on infrastructure capacity, transportation networks, public transit, and community infrastructure requirements;
- Preparation of a Financial Impact Assessment, providing estimated capital and operating costs associated with the population and employment growth, utilizing a financial model along with a long-term financial strategy; and,
- Identification of Secondary Plan Areas and prioritization/recommending phasing for the development of these Community Area and Employment Areas to 2051.

Following consultation with the Region of Peel and the development industry, on November 26, 2024 Caledon Council received reports containing the Growth Management and Phasing Plan and directed staff to implement this study, including bringing forward an Official Plan Amendment.

PART B - THE AMENDMENT

This part of the document, entitled "Part B - The Amendment", and consisting of the following text constitutes Amendment No. [OPA Number] of the Future Caledon Official Plan and the Region of Peel Official Plan for the Town of Caledon.

Details of the Amendment

The Future Caledon Official Plan is amended as follows:

1. Policy 4.4.1 is deleted and replaced as follows:

Schedule B5, Growth Phasing, implements the Town's 2024 Growth Management and Phasing Plan by identifying Phase 1 *development* priority areas for the period from 2026 to 2036, as well as Phase 2 areas for *development* from 2036 to 2051.

2. Policy 4.4.2 is modified to read:

Development and *redevelopment* within the Urban System will proceed according to Schedule B5, Growth Phasing, the growth management and phasing policies of this Plan, and existing and planned servicing. *Development* and *redevelopment* will be staged and coordinated in alignment with the Region of Peel Water and Wastewater Master Plan and applicable transportation master plans and capital plans.

3. Policy 4.4.3 is removed and replaced as follows:

The Phase 1 Community and Employment Areas best support the continuing evolution of Caledon into a more *complete community*. As such, secondary planning, in accordance with the policies of this Plan, should be prioritized and advanced for Phase 1 prior to Phase 2. The sub-phasing of *development* within any secondary plan area will be in accordance with the required financial impact analysis and development staging and sequencing plan prepared to the satisfaction of the Town and Region of Peel.

4. Policy 4.4.4 is modified to remove italics to the word development.

5. Policy 4.4.5 and 4.4.6 are removed.

6. A new policy 4.4.5 is added as follows:

Notwithstanding the growth phasing policies above:

- a) Public *infrastructure* and *public service facilities* may proceed at any time in the New Community Areas and New Employment Areas, subject to the

availability of servicing *infrastructure* and other requirements of the Town and the Region.

- b) In no case will one landowner or group of landowners be permitted to unreasonably delay the normal progression of urban *development* contemplated by this Plan. Where unreasonable delay is occurring within the Phase 1 *development* priority areas, as determined at the Town's sole discretion, the phasing may be reevaluated to the satisfaction of the Town, in consultation with the Region. In such circumstances, Council may amend this Plan to revise the phasing if it is determined by Council that the general intent and purpose of this Plan is maintained and there are no unacceptable impacts to the Town or Region.
 - c) Minor adjustments may be made to the phasing such that specific sites in Phase 2 may be included in Phase 1 without amendment to this Plan, at the sole discretion of the Town, in consultation with the Region, provided there are no unacceptable impacts to the Town or Region.
 - d) Further to subsections (b) and (c), above, where lands are transferred from Phase 2 to Phase 1, there should be a concurrent transfer of lands from Phase 1 to Phase 2 that is equivalent in terms of potential residential or employment development yield and maintains the principle of sequential development.
 - e) All affected landowners will be consulted before any adjustments to phasing are made.
7. Policy 4.4.8 is renumbered to Policy 4.4.6.
8. By adding Schedule "B5" Growth Phasing to the Future Caledon Official Plan, in accordance with Schedule "A" attached hereto.

The Region of Peel Official Plan for the Town of Caledon is amended as follows:

1. Policy 5.6.20.14.16 is deleted.

Implementation and Interpretation

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

4.4 Growth Phasing and Coordination

- 4.4.1 Schedule B5, Growth Phasing, implements the Town's 2024 Growth Management and Phasing Plan by identifying Phase 1 *development* priority areas for the period from 2026 to 2036, as well as Phase 2 areas for *development* from 2036 to 2051.
- 4.4.2 *Development* and *redevelopment* within the Urban System will proceed according to Schedule B5, Growth Phasing, the growth management and phasing policies of this Plan, and existing and planned servicing. *Development* and *redevelopment* will be staged and coordinated in alignment with the Region of Peel Water and Wastewater Master Plan and applicable transportation master plans and capital plans.
- 4.4.3 The Phase 1 Community and Employment Areas best support the continuing evolution of Caledon into a more *complete community*. As such, secondary planning, in accordance with the policies of this Plan, should be prioritized and advanced for Phase 1 prior to Phase 2. The sub-phasing of *development* within any secondary plan area will be in accordance with the required financial impact analysis and development staging and sequencing plan prepared to the satisfaction of the Town and Region of Peel.
- 4.4.4 Planned residential growth should occur in parallel with employment growth so that there is always an appropriate balance of residential and employment growth to support the development of *complete communities*.
- 4.4.5 Notwithstanding the growth phasing policies above:
- a) Public *infrastructure* and *public service facilities* may proceed at any time in the New Community Areas and New Employment Areas, subject to the availability of servicing *infrastructure* and other requirements of the Town and the Region.
 - b) In no case will one landowner or group of landowners be permitted to unreasonably delay the normal progression of urban *development* contemplated by this Plan. Where unreasonable delay is occurring within the Phase 1 *development* priority areas, as determined at the Town's sole discretion, the phasing may be reevaluated to the satisfaction of the Town, in consultation with the Region. In such circumstances, Council may amend this Plan to revise the phasing if it is determined by Council that the general intent and purpose of this Plan is maintained and there are no unacceptable impacts to the Town or Region.
 - c) Minor adjustments may be made to the phasing such that specific sites in Phase 2 may be included in Phase 1 without amendment to this Plan, at the

sole discretion of the Town, in consultation with the Region, provided there are no unacceptable impacts to the Town or Region.

- d) Further to subsections (b) and (c), above, where lands are transferred from Phase 2 to Phase 1, there should be a concurrent transfer of lands from Phase 1 to Phase 2 that is equivalent in terms of potential residential or employment development yield and maintains the principle of sequential development.
- e) All affected landowners will be consulted before any adjustments to phasing are made.

4.4.6 The Town will work with school boards and agencies to ensure the necessary *infrastructure* and *public service facilities* are in place to accommodate the growth forecasted to 2051 and to facilitate the *development of complete communities*.

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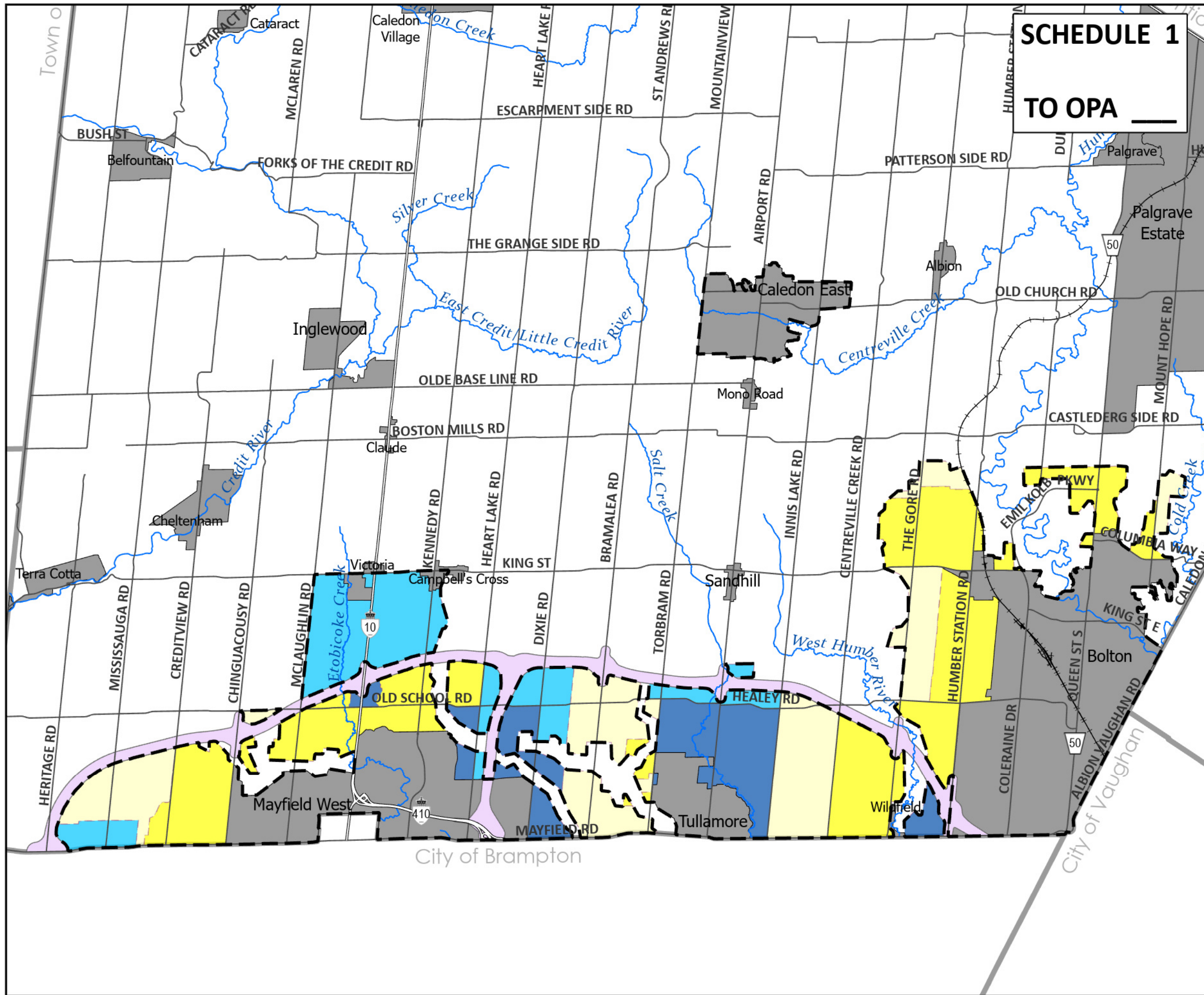


TOWN OF CALEDON OFFICIAL PLAN

Schedule B5

Growth Phasing

**SCHEDULE 1
TO OPA**



- Regional Urban Boundary
 - Phase 1 (2026-2036) - Community Area
 - Phase 1 (2026-2036) - Employment Area
 - Phase 2 (2036-2051) - Community Area
 - Phase 2 (2036-2051) - Employment Area
- Other Map Elements**
- Existing Settlement Area
 - Planned Highway 413 Transportation Corridor



Date of print: 1/21/2025 **February 2025**
Sources: Town of Caledon, Regional Municipality of Peel
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This map forms part of the Future Caledon Official Plan of the Town of Caledon and must be read in conjunction with the text, other schedules and secondary plans. The boundaries/alignments of designations on this schedule are approximate and are not intended to be scaled.