



Community Information Session

Planning Applications Under Mayoral Direction

Planning and Economic Development Department

Town of Caledon

May 15, 2024



TOWN OF CALEDON

Thank you for joining us today

TOWN HALL

Indigenous Land Acknowledgement

Indigenous Peoples have unique and enduring relationships with the land.

Indigenous Peoples have lived on and cared for this land throughout the ages. We acknowledge this and we recognize the significance of the land on which we gather and call home.

We acknowledge the traditional Territory of the Huron-Wendat and Haudenosaunee peoples, and the Anishnabek of the Williams Treaties. This land is part of the Treaty Lands and Territory of the Mississaugas of the Credit First Nation.

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

Agenda

- A. Four Big Questions from the Public Meeting (Overview)
- B. Caledon's Growth Context, including Forecasting and Phasing
- C. Details of Strong Mayor Powers
- D. Overview of All 12 Parcels, including Community Infrastructure
- E. Detailed Review Process by Other Agencies, addressing Highway 413, Water and Wastewater Infrastructure, and Parcel-by-Parcel Zoning Maps
- F. Town Readiness, including Financing

PART A

The 4 BIG Questions from the Public Meeting in April...

1. Why now? What about the 2031 targets in our Pledge?
2. Who are the developers?
3. Why did you hide letters from Peel and Minister Calandra?
4. Does Loopstra Nixon LLP ("the lawyer") have a conflict?

And the elephant in the room: Strong Mayor Powers

Why now? The Realities of Bill 23 are Sobering

- Council pledged 13,000 new home starts by 2031 (7 years)
- Our targets to meet the 2031 housing pledge
 - 2023: 953 starts (82% = 778)
 - 2024: 1,083 starts
 - 2025: 1,300 starts
- But by 2051, Caledon must grow by 220,000 people (>65,000 homes in 27 years)
- **We need to be proactive to define Caledon's future**

Bill 23 (continued)

- Nothing happens overnight. Builds take 10+ years from start to occupancy
- **Some of the proposed parcels will help achieve the 2031 pledge. Others will help with 2051 targets**
- Being proactive will help us get things Caledon wants, like infrastructure, green standards, parks, schools and more
- Being proactive helps Caledon guide and decide Caledon's future.

The Developers

- This is a **Town** initiative. It is NOT a developer-led initiative.

	Developers with applications in process		Developers with applications at pre-application process
A2	Argo Kennedy Limited	A1	Alloa Landowners Group
A3	Bolton North Landowners Group	A5	Panterra Inc.
A4	Brookvalley Project Management Inc.	A7	Mayfield Golf Club Inc & Tullamore Industrial Ltd
A6	Bolton North Landowners Group	A8	United Holding Inc (Solmar)
A9	Snell's Hollow Developers Group	A11	Wildfield Village Landowners Group Inc (c/o The Arutip) (Solmar)
A10	12599 Hwy 50 Ltd.		
A12	Columbia Square Inc.		

Letters from Minister Calandra and Region of Peel

- We **always** circulate applications to external agencies, Region of Peel and Ministries involved, for their review and comments
- There are often arguments both for and against any planning proposal, as well as technical feedback
- All response letters are received by our Planning team to inform required **revisions to the by-laws.**
- **More than one circulation is often required to resolve concerns.**
- 95% of comments from these letters are already being successfully addressed in updated draft by-laws.

Letters from Minister Calandra and Region of Peel (continued)

Draft May 13, 2024

Planning Applications under Mayoral Direction

Comment Response Matrix for Region of Peel comments

NOTE-REVIEW IS ONGOING

- As per normal process, a detailed **Comments Response Matrix** is being prepared explaining how the Town intends to address the issues raised by the Region and other reviewers
- Town continues discussions with commentors until resolution of issues.

#	Region Comments	Town Response	Is comment addressed as part of updated Zoning By-law?	Is <u>comment</u> to be addressed through related planning applications?
Area A1-A9 A11	The Region advises that small areas in Areas 4, 5 and 11 related to the proposed route of Highway 413 are identified as being outside the 2051 New Urban Area boundary	Alignment issues of the Regional Urban Boundary with 1) the original Highway 413 Preferred Route and 2) <u>the</u> new boundary from the 50% design prepared by MTO. The intent was to map and zone up to the most up-to-date planned ROW for the 413, with the Holding provision in place in all the by-laws that for lands within the Focused Analysis Area, clearance must <u>be granted</u> from the Ministry of Transportation with regards to the GTA West Corridor / Highway 413 alignment. ZBAs for Areas A4, A5 and A11 have corrected the boundaries of the lands in the New Urban Area.	Yes	N/A

Let's Talk Perceived Legal Conflict

- Quinto Annibale, the lead lawyer on this project, works for Loopstra Nixon LLP, a leading firm in the field of municipal, land use planning and development law.
- Firms working in this field often represent municipalities, developers, landowners and public interest groups
- All lawyers must abide by the Ontario Law Society's rules of professional conduct, and must make sure there are no conflicts
- Mr. Annibale has advised us that his firm has complied with all the Law Society's rules, and this declaration satisfies the Town

Strong Mayor Powers

- 46 municipalities in Ontario were granted this power to meet the aggressive targets of Bill 23
- All 46 are competing to meet housing targets, so municipalities need to be proactive to get developers to 'build here'
- As of March 7, 2024 (open data):
 - 43 of 46 had used strong mayor's powers
 - 637 decisions had been issued using these powers
- Rezoning by-laws have already been executed using these powers to streamline processes in other municipalities, including Ajax, Mississauga and Belleville

PART B

Caledon's Growth Context

Caledon has an important stake in provincial efforts to shape and accelerate housing development

- One of the largest lower-tier municipalities in the Greater Golden Horseshoe
- One of the fastest growing municipalities in Canada
- Deemed as a “Large and Fast-Growing Municipality” (draft Provincial Planning Statement)
- Population projections 81,000 (2021) to 300,000 (by 2051)
- Bill 23 gives more autonomy in land use planning – on July 1, 2024, the Region's Official Plan will be taken on by the Town

The Focus on Housing in Ontario

- 
- ❑ Ontario's Housing Supply Action Plan, 2019
 - ❑ **Bill 108, *More Homes, More Choice Act*, 2019**
 - ❑ Community Housing Renewal Strategy, 2019
 - ❑ The Provincial Policy Statement, 2020
 - ❑ **Bill 197, the *COVID-19 Economic Recovery Act*, 2020**
 - ❑ Report of the Ontario Housing Affordability Task Force, 2022
 - ❑ **Bill 109, the *More Homes for Everyone Act*, 2022**
 - ❑ **Bill 23, *More Homes Built Faster Act*, 2022**
 - ❑ **Bill 97, *Helping Homebuyers, Protecting Tenants Act*, 2023**
 - ❑ Proposed Provincial Planning Statement, 2023
 - ❑ **Bill 134, *Affordable Homes and Good Jobs Act*, 2023**
 - ❑ **Bill 185, *Cutting Red Tape to Build More Homes Act*, 2024**
 - ❑ Proposed Provincial Planning Statement, 2024

Approach to Growth Forecasting (new)

- How growth is forecasted could also change soon
(proposed Provincial Planning Statement 2024)
 - **Current:** Ministry of Municipal Affairs and Housing forecast
 - Based on population projections, land availability, market trends, servicing
 - **Proposed:** Ministry of Finance 25-year growth projections
 - Based on assumptions about births, deaths, immigration and migration
- Municipalities may continue to forecast growth using population and employment forecasts previously issued by the Province

Approach to Growth Phasing (new)

- New Bill 185 could impact how growth is phased
 - Proposed Legislation for Servicing Allocation By-laws
 - “**Use it or Lose it**”
 - How water and sewage capacity will be ‘allocated’ and ‘withdrawn’
 - Planning approvals could ‘**lapse**’ if you do not build
- Alternative Capital Financing Policies- Private sector could ‘front end’ the cost of new capital projects to support growth

Municipal Readiness is Critical

- Caledon represents small but rapidly growing municipalities faced with the challenge of vastly scaling approval processes, development, and enabling-infrastructure to meet growing population pressures.
- As urbanization accelerates, municipal readiness is important for the continued economic and social development of the province as a whole

Municipal Innovation is Critical

➤ Recognition for municipalities

- Innovation
- Level of ambition
- Policy choices
- Performance

➤ Structural and lasting reforms

- Permitting processes
- Ending exclusionary zoning
- As-of-right zoning
- Proactively changing zoning rules



Not Just Housing

- Achieve complete communities
- Place priority on development near higher order transit
- Support the introduction of transit
- Support new development adjacent to existing built up areas
- Optimize existing infrastructure
- Prolong agricultural uses as long as feasible



Development does not Happen Overnight

Planning Process



 Mayoral decision

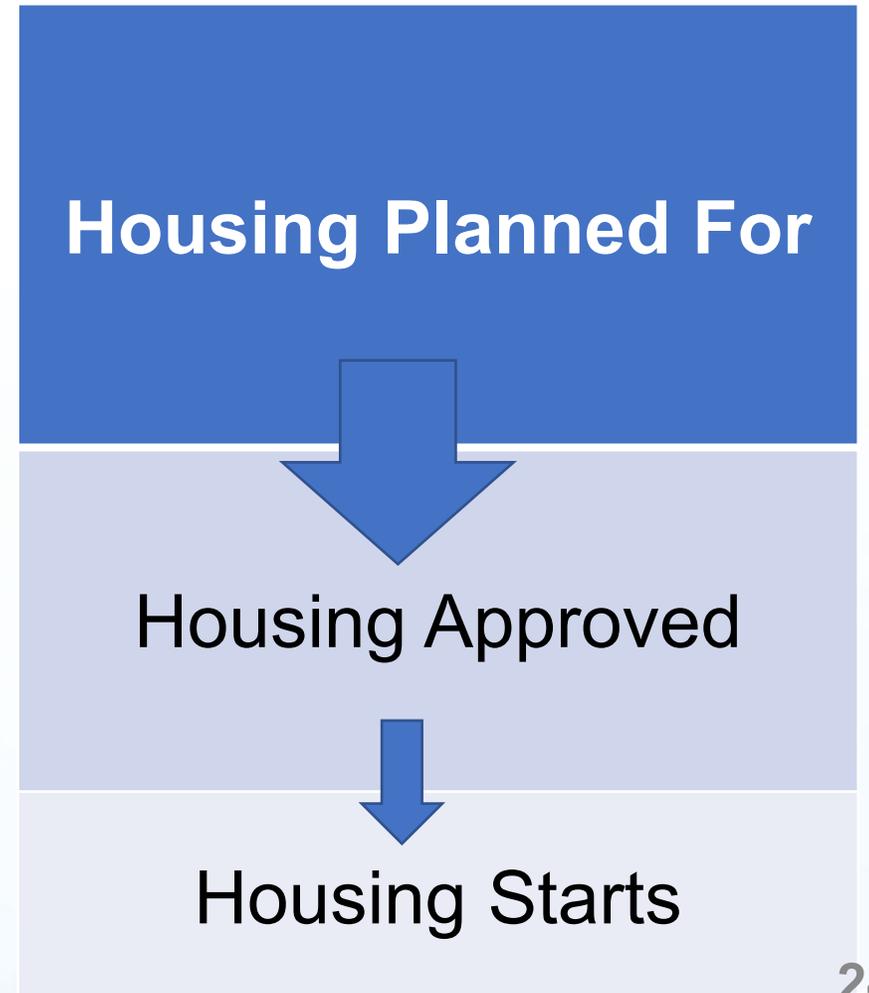
Development is Incremental

Housing Inventory: Units under Review
Official Plan Amendments
Zoning By-law Amendments
Draft Plans of Subdivision
Site Plans
Official Plan Amendments appealed
Zoning By-law Amendments appealed

Housing Inventory: Units Approved but not Built
Draft Plans of Subdivision draft approved but not registered
Draft Plans of Subdivision draft approved but appealed
Draft Plans of Subdivision registered but not built
Site Plans approved but not built

Focus on Targets & Reporting

- Province requires the Town to report on housing progress on a quarterly basis
- Actual performance in 2023= 778 (82% of required starts)
- Around 3,000 units approved but not built, either appealed, or building in small increments
- All municipalities have high numbers of units that have not 'started'



PART C

What are the Strong Mayor Powers?

- Describe a variety of different powers under the Municipal Act
- Many are variations or extensions of existing powers

- The Strong Mayor Powers include the ability to:
 - Appoint the municipality's Chief Administrative Officer
 - Hire certain municipal division heads
 - Create, assign functions and appoint chairs of committees
 - Bring forward matters for council consideration related to provincial priority
 - Propose and vote on municipal by-laws which could potentially advance a prescribed provincial priority
 - Veto certain by-laws if which could potentially interfere with a provincial priority
 - Direct staff to do certain things related to their additional powers and duties
 - Propose and veto a municipal budget

Legal Authority for Strong Mayor Powers

- The Municipal Act is the governing legislation
- In 2022, the provincial government enacted Part VI.1 of the Municipal Act, which details the so-called “Strong Mayor Powers” which may be exercised by mayors of prescribed municipalities under Part VI.1 of the Municipal Act.
- O. Reg. 530/22 specifies that the Town of Caledon is a prescribed municipality.
- The mayor of Caledon is therefore permitted to exercise the powers previously detailed under Part VI.1 of the Municipal Act.

How is a Zoning By-law Approved under the Strong Mayor Powers?

- Where the Mayor believes a Zoning By-law (“ZBL”) may advance a **provincial priority**, she may propose the by-law **for consideration by council**.
- From a legal perspective, a ZBL proposed by the Mayor must undergo all of the same statutory requirements under the Planning Act as any other ZBL proposed by the Town. This includes requirements such as holding a statutory public meeting.

No Circumventing of the Process

- Subject to the same criteria as any other Zoning By-law
- Do not affect the requirements of the Planning Act.
- Only affect the process governing **how the ZBL may be brought before council** under the Municipal Act.
- If the Mayor proposes a by-law and requires a vote on the same under s. 284.11.1 of the Municipal Act, the vote will take place with a reduced approval threshold, whereby more than one-third of Council must vote in favor in order for the by-law to pass.

Difference between MZOs & SM By-laws

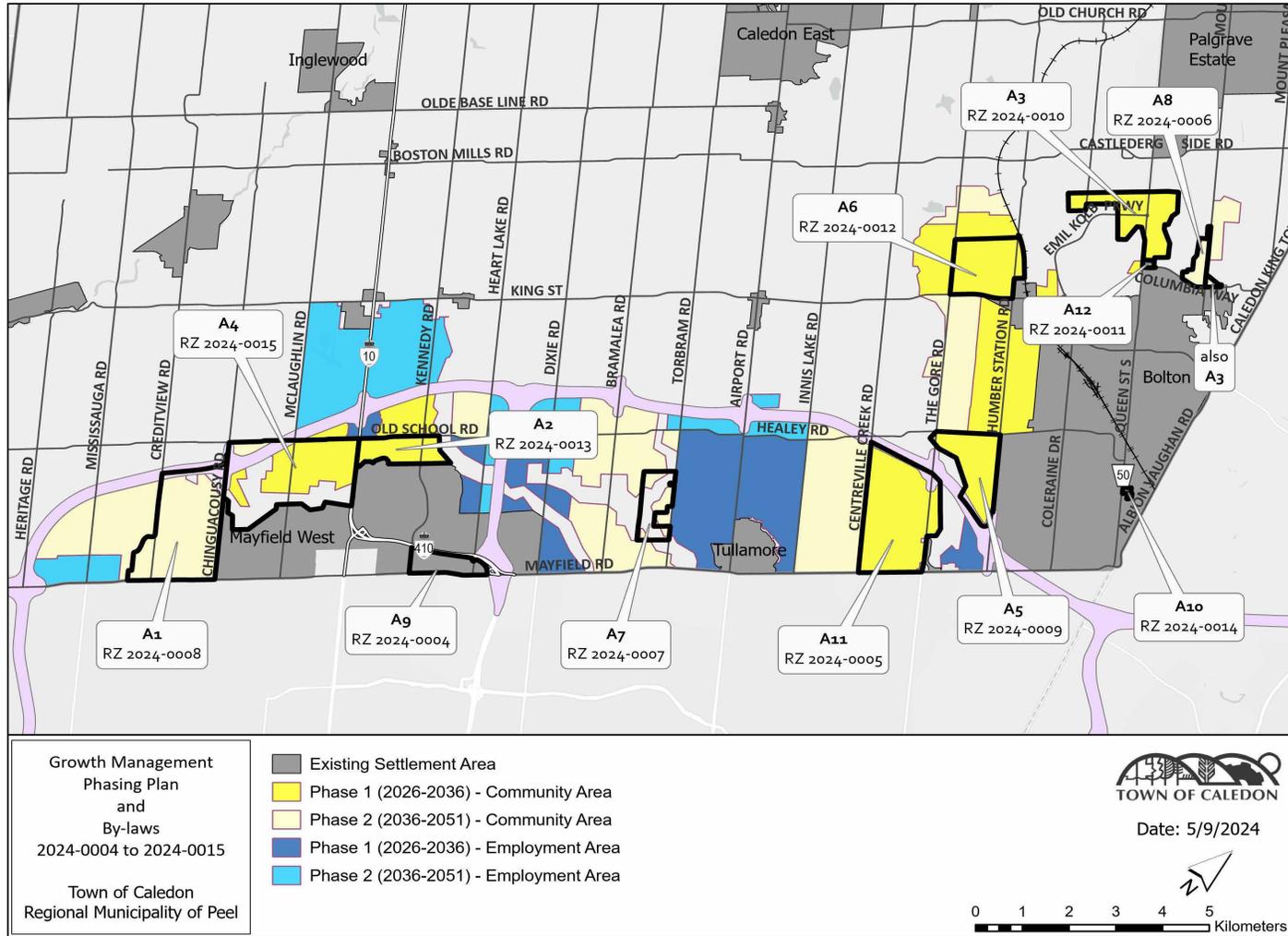
Key Considerations	MZO	Strong Mayor ZBL
Appeal Rights	Not subject to appeal	Subject to the appeal rules under s.34 of the Planning Act
Public Consultation and Notice	No notice or consultation required prior to issuance	Subject to the requirements under s.34 of the Planning Act, including requirement for a statutory public meeting
Applicability of Policy Documents	May not be subject to policy documents	Must comply with applicable policy documents
Relevance of Planning Act	Not subject to regular procedures in Planning Act	Must comply with the provisions of the Planning Act

PART D

Application Areas

- Official Plan designations
- Logical extension to the current built-up area
- Provide for the completion of an existing urban area
- Support the early establishment of the Caledon GO Station
- Existing Ontario Land Tribunal approvals (i.e. ROPA 30) and Ministers Zoning Orders

Draft Growth Management & Phasing Plan



- Planning for beyond 2031 (Pledge) timeframe
- Most areas are either within draft Phase 1 (2026-2036) or in settlement areas
- 2 are from the draft Phase 2 (2036-2051)

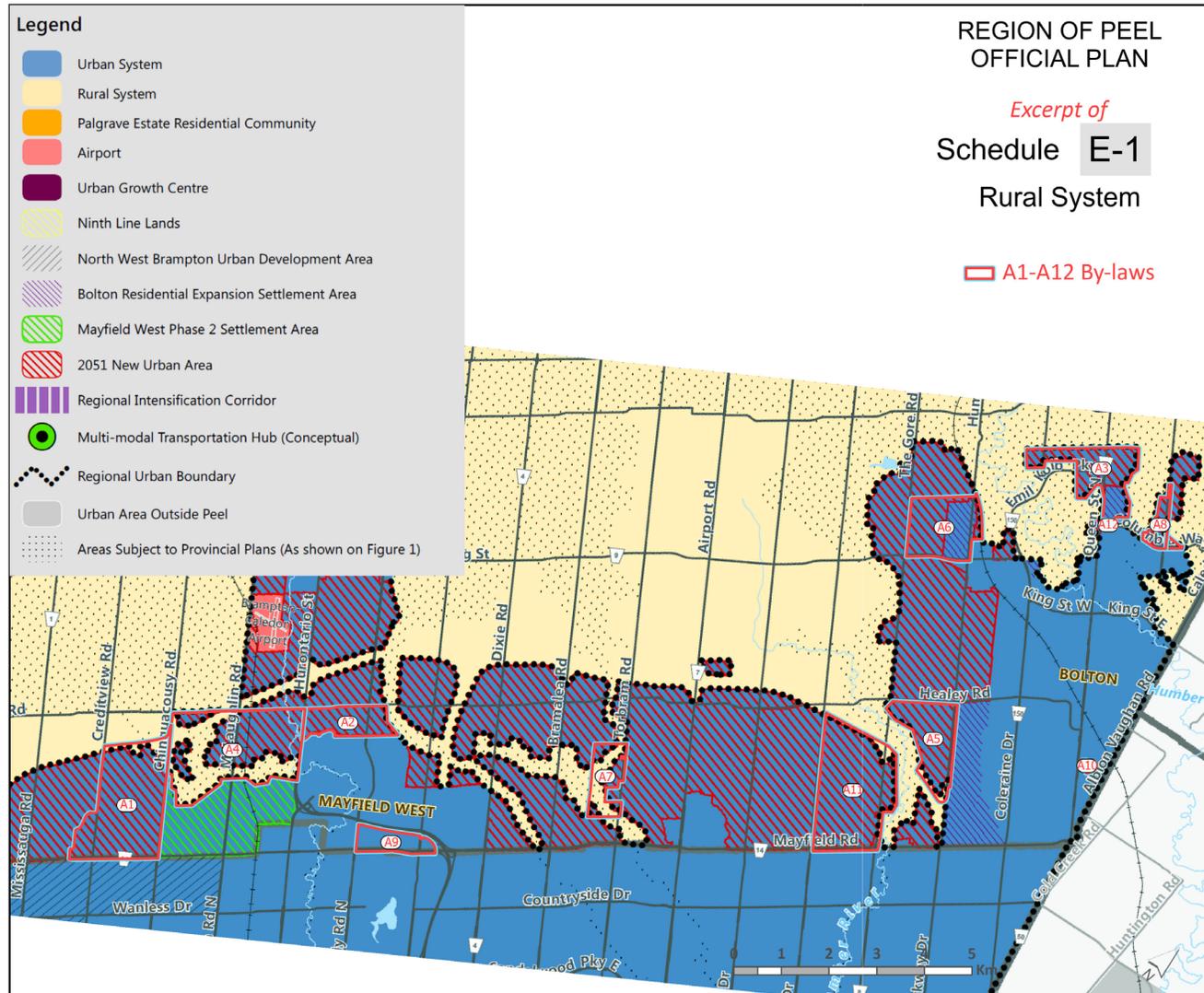
Past Planning in these Areas

	Application	Initiation	Public Meetings	Council Meetings
The South Albion Bolton study	A12	2004	September 16, 2009 July 9, 2014	<ul style="list-style-type: none"> • OPA 243 April 6, 2016
BRES Study, Option 1, 2, 3	A6, A12, A8, A3	2012	June 2013	<ul style="list-style-type: none"> • Council approved preferred expansion June 24, 2014 for Option 3 • LPAT written decision issued April 30, 2021
Mayfield West	A2, A4, A9	Phase 2 – 2008		<ul style="list-style-type: none"> • OPA 222 OMB December 9, 2015 • OPA 255 October 26, 2021
MZO 171/21 Option 3	A6	Caledon Station POPA 2021	November 9, 2021 January 10, 2022 May 5, 2023	<ul style="list-style-type: none"> • MZO approval- March 5, 2021 • POPA- ongoing

Applications Have Been Under Review

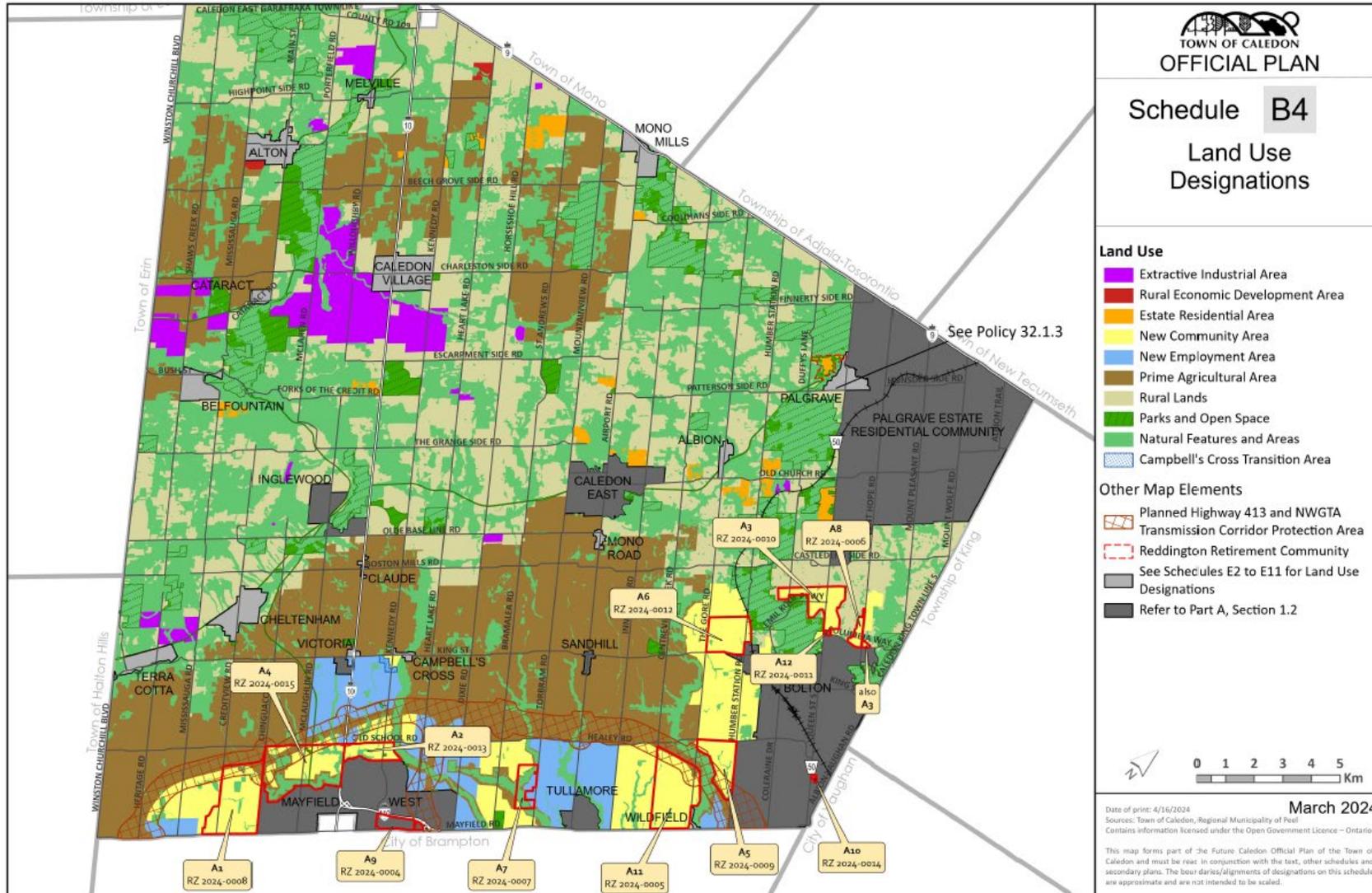
AREA	ONGOING APPLICATIONS	AREA	ONGOING APPLICATIONS
A1	SECONDARY PLAN, REZONING, SUBDIVISION (PARC)	A7	SECONDARY PLAN, REZONING, SUBDIVISION (PARC)
A2	SECONDARY PLAN, REZONING, SUBDIVISION (2021)	A8	SECONDARY PLAN, REZONING, SUBDIVISION (PARC)
A3	SECONDARY PLAN (2022) Public Meeting Apr 2023	A9	SECONDARY PLAN (2021)
A4	SECONDARY PLAN AMENDMENT (2022) Public Meeting Feb 2024, REZONING, SUBDIVISION (PARC)	A10	OFFICIAL PLAN AMENDMENT, REZONING (2021)
A5	SECONDARY PLAN (PARC)	A11	SECONDARY PLAN (PARC)
A6	SECONDARY PLAN (2021) Public Meetings Nov 2021, Jan 2023, May 2023, REZONING, SUBDIVISION (2022)	A12	OFFICIAL PLAN AMENDMENT, REZONING (2022) Public Meeting Apr 2023

Region of Peel Official Plan Designations



- 9 applications: The **2051 New Urban Area** identifies new Designated Greenfield Areas to accommodate growth to 2051.
- 3 applications: The **Urban System** consists of lands within the Regional Urban Boundary and includes Designated Greenfield Areas and Employment Areas.

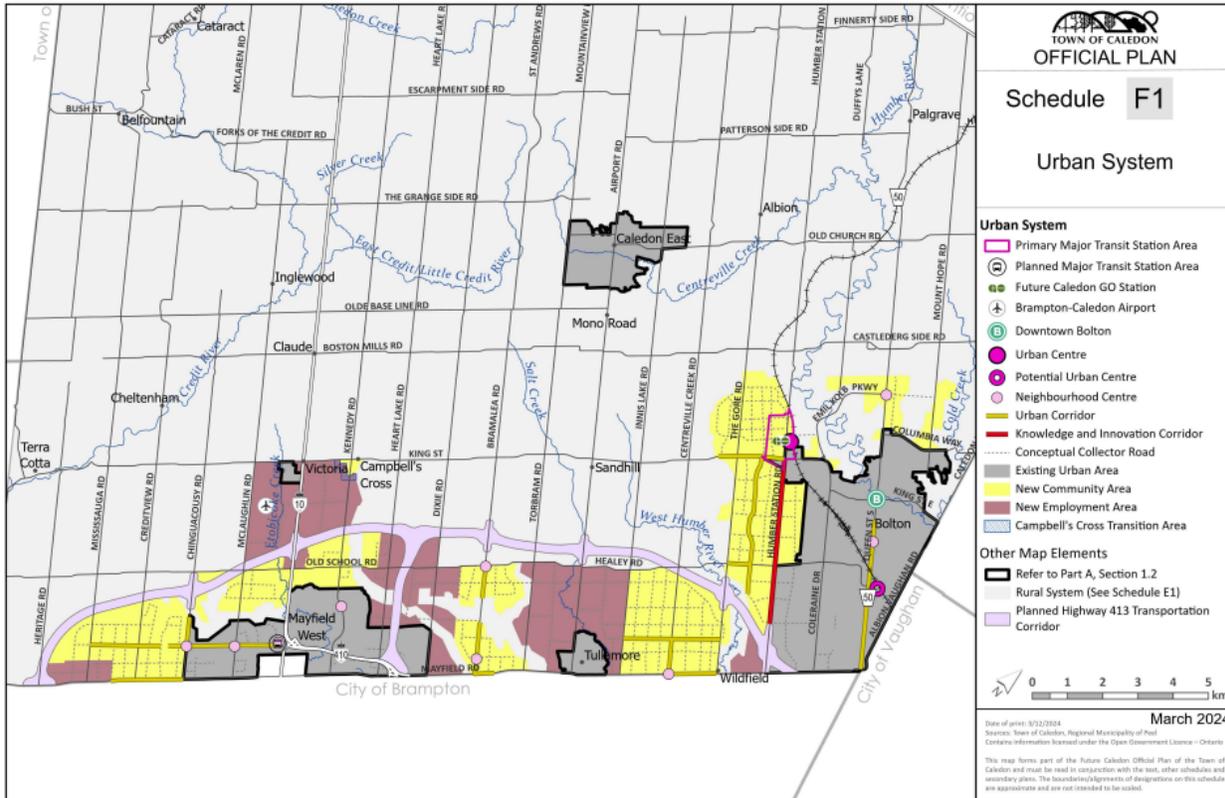
Official Plan (Future Caledon) Designations



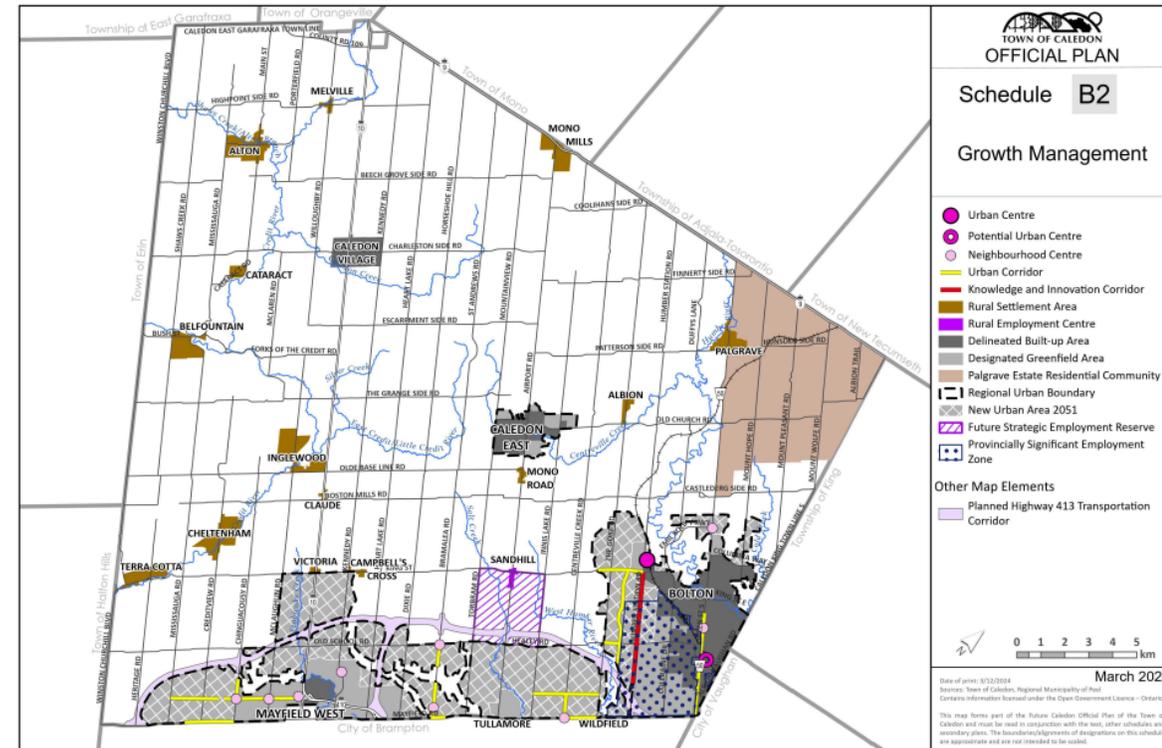
- New Community Areas
- Existing Urban Areas

Official Plan (Future Caledon)

- New Community Areas
- Urban Centre
- Primary Major Transit Station Area
- Existing Urban Area
- Potential Urban Centre



- Designated Greenfield Areas
- Delineated Built-up Areas



Mixed-Use Zoning Proposed

- A flexible and innovative approach to urban planning that breaks away from the conventional 'separation' of land uses
- Integrates various uses and promotes walkability and density
- Creates more vibrant, sustainable, age-friendly and inclusive communities
- Secondary Planning, Subdivision Plans and Design Guidelines: to be used to ensure compatibility and harmony of uses



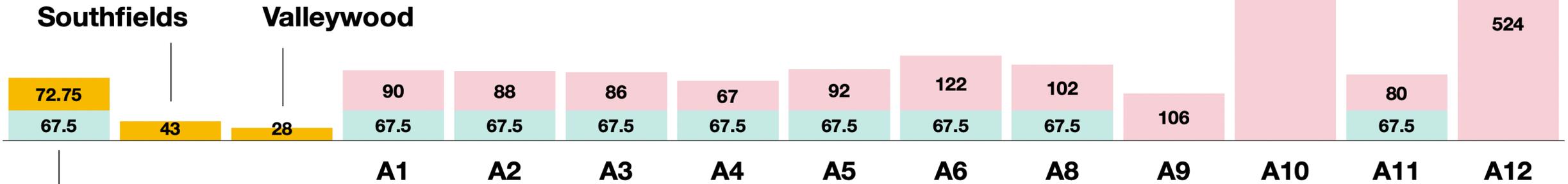
Densities Proposed

Density: People and jobs per hectare

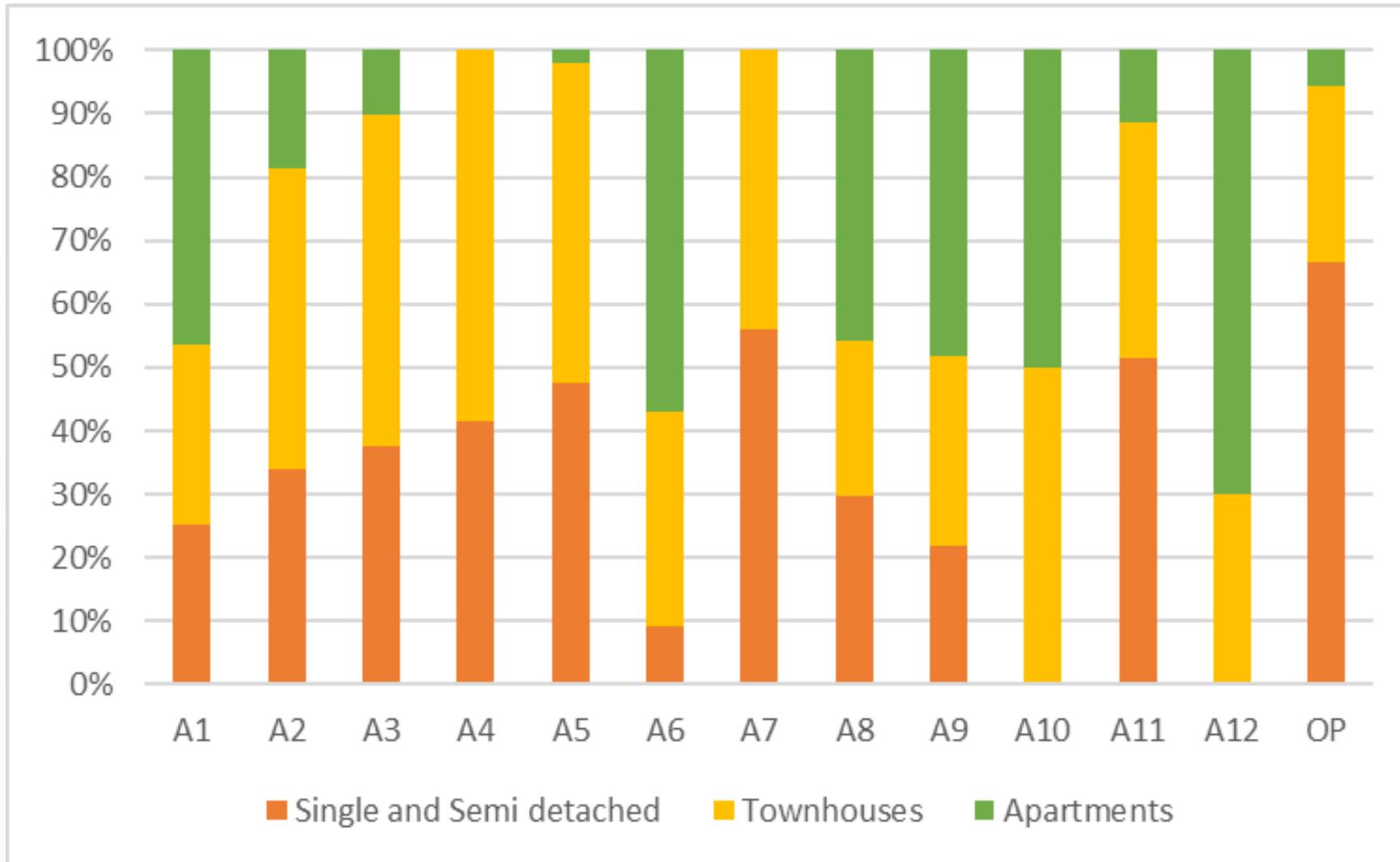
- Existing Density
- Official Plan Density Requirement
- SM Zoning Areas Proposed Density



Zoning areas **A9**, **A10**, & **A12** do not have identified density requirements because they are situated within existing settlements. Density requirements will be determined through the completion of Secondary Plans.



Housing Mix Proposed



Community Infrastructure Proposed



Neighborhood Parks
and Amenity Areas

50



Community Parks

3



Elementary and High
Schools

16



Fire Stations

3

This is an estimate based on draft plans. Number and sizes of amenities are finalized through secondary plans and subdivision plans

Affordable Housing

- Zoning for affordable housing called “Inclusionary Zoning” is only legislated in certain areas (PMTSAs and CPPS Areas)
- Permissions across the mixed residential zones for:
 - Non-market housing, multiplexes, additional residential units
- Conveyance of land or units for affordable housing will be agreed upon at **secondary planning and subdivision** stages



Many Tools to Create Complete Communities

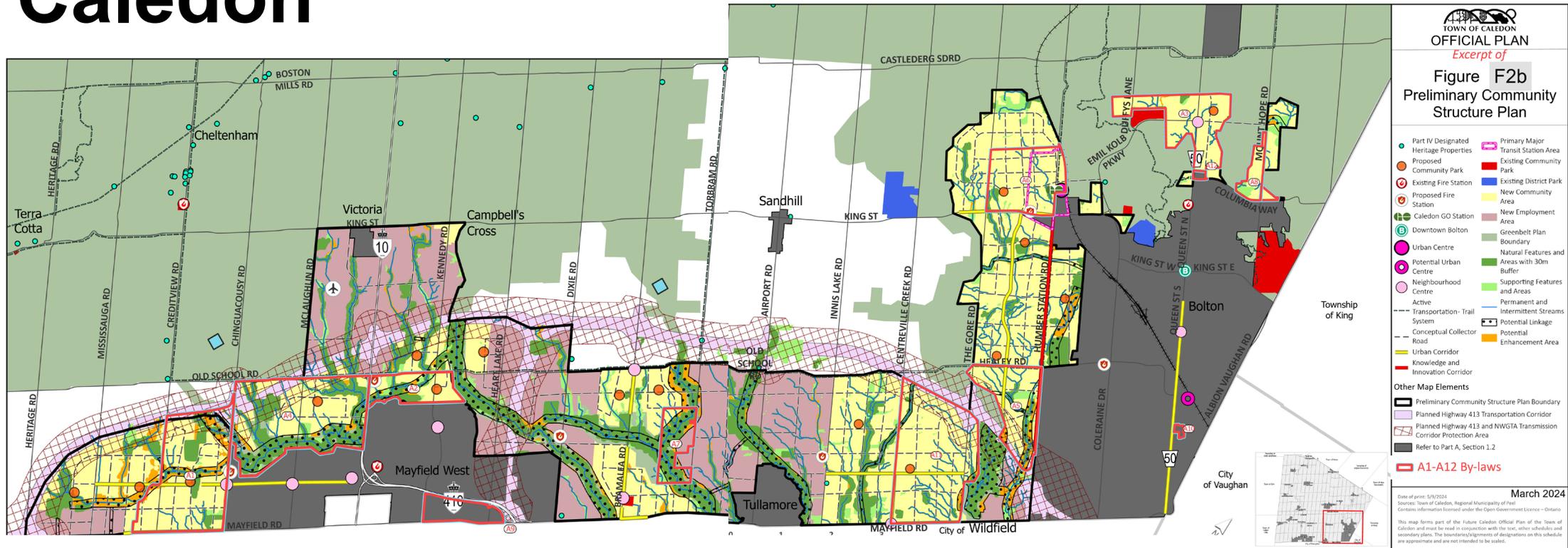


- Official Plan policies
- Community Structure Plan
- Secondary Plan policies
- Tertiary Plans
- Plans of Subdivision
- Site Plans
- Town wide Design Guidelines
- Community Design Guidelines
- Green Development Standards

Comprehensive Plans at the Town

- Comprehensive Plan - Parks and Recreation
- Fire Location Study
- Comprehensive Plan - Library
- Operations Service Plan
- Transit Service Strategy
- OBC Rail Trail Feasibility
- Official Plan
- Growth Management & Phasing Plan
- DC Study & Development fees review
- Comprehensive Plan - Economic Development
- Corporate Strategic Plan

Community Structure Plan in Future Caledon



Identifies community defining elements- Centres and Corridors, natural features and areas, the conceptual collector road network, and existing and planned parks and community facilities, including fire stations and active trails.

Planning for Transportation

Transportation Impact Studies required at all stages of approvals

Transportation Impact Study	Rezoning	Draft Plan of Subdivision	Site Plan
Transportation Network			
Major transportation improvements	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Local transportation system improvements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Long range transit rout and facilities planing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Travel Demand Analysis			
Development potential beyond the study area	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Site-specific travel demand from other approved developments within study area	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Project specific travel demands and assignments	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Area-wide transit demands	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Transportation demand management measures	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Transportation Analysis			
Arterial road link capacity, intersection location, configuration, and control	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic control, lane requirements, and operations at collector and local road intersections	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Storage lengths and tapers for auxiliary lanes at all intersections	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
On-street parking requirements/provisions	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Driveway access and operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic management plan including traffic infiltration and calming elements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site Operations			
Driveway access design and operations including sight distances and corner clearances	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
On-site pedestrian/bicycle facilities and operations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
On-site traffic calming elements	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking and loading layout and design	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Secondary Planning will Continue



Local Subwatershed Study

Other Supporting Studies

- *Agricultural Impact Assessment*
- *Climate Change Adaptation Plan + Community Energy and Emissions Reduction Plan*
- *Commercial Impact Study*
- *Community Design Guidelines*
- *Community Services/Facilities Study*
- *Compatibility and Mitigation Study*
- *Cultural Heritage Impact Assessment*
- *Fiscal Impact Study*
- *Functional Servicing Report*
- *Healthy Development Assessment*
- *Housing Assessment*
- *Indigenous Engagement Summary*
- *Parks Plan*
- *Phasing Plan*
- *Planning Justification Report*
- *Transportation Impact Study + Mobility Plan*

Draft Secondary Plan Prepared

- other supporting studies finalized (local subwatershed study ongoing)
- draft official plan amendment (policies and mapping)
- informal notice and public information meeting
- application materials prepared, including revised OPA, supporting studies and public engagement summary

Planning Act Process

- complete application for an official plan amendment
- notices and consultation
- statutory public meeting (report and presentation)
- technical review by Town departments and review agencies (e.g., school boards, conservation authority, Ministry of Transportation)
- revisions and resubmissions

Decision

- recommendation report
- Council decision

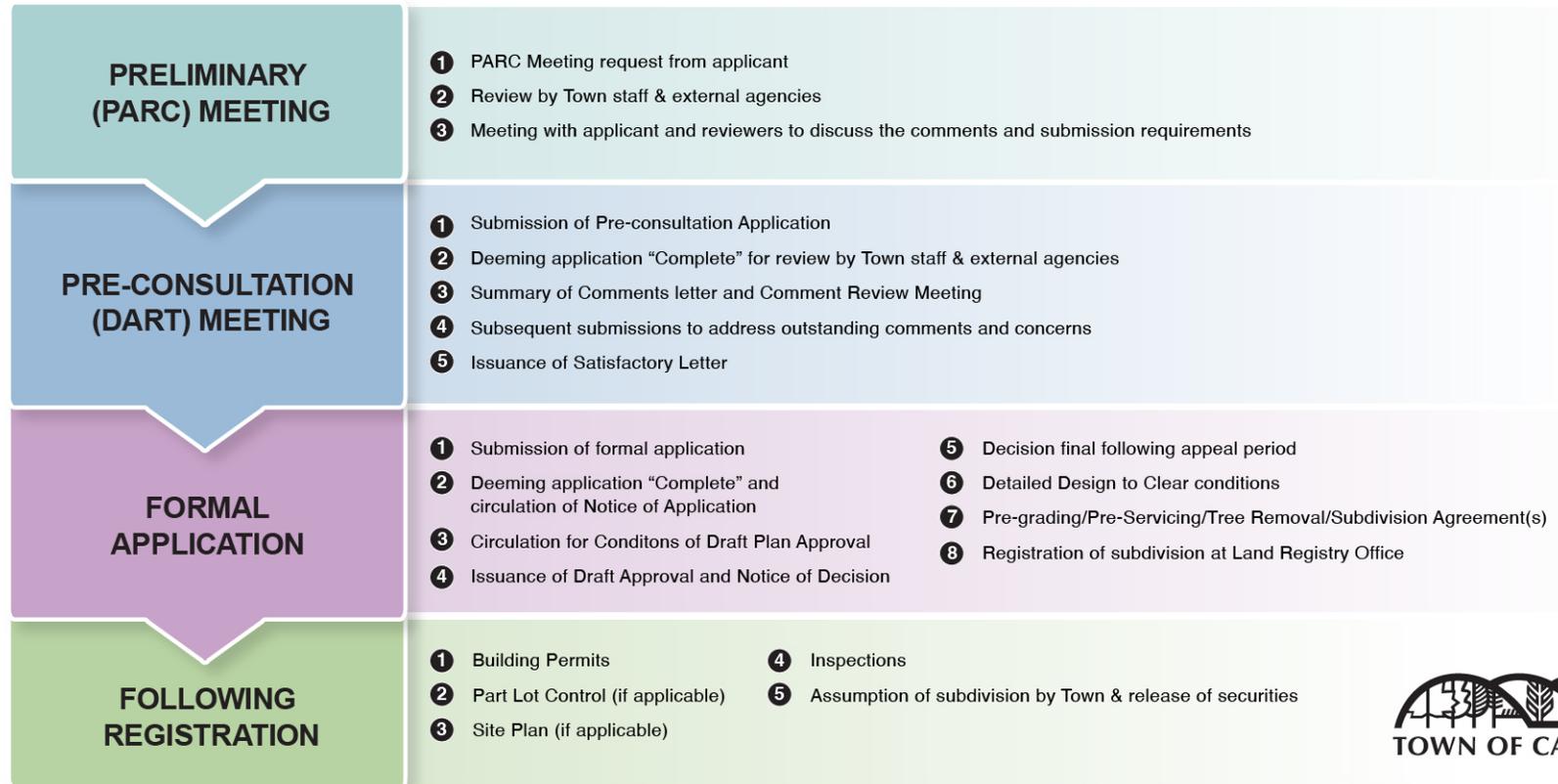
GOAL:

Detailed land use designations and policies to guide the development of a new community or employment area

Landowner-led & Subject to Terms of Reference with Town

Draft Plan of Subdivision Applications

(PARC) - Pre-Application Review Committee
 (DART) - Development Application Review Team



Site Plan Applications

(PARC) - Pre-Application Review Committee
(DART) - Development Application Review Team



PART E

Review of the By-laws under Mayoral Direction

- As per standard process, by-laws were circulated for review to
 - Region of Peel
 - Provincial Ministries
 - Utility agencies
 - Conservation Authorities
 - Others

- **As per standard process, feedback from the review is being consolidated and resolved in a comprehensive manner.**

- Updated by-laws and comment response sheet will be shared with a report at Council

Using Holding Provisions

- The *Planning Act* allows for Holding Symbols to be used in zoning by-laws when Council approves them.
- The Holding Symbol:
 - Specifies how the land, buildings or structures can be used at some time in the future.
 - Restricts development on the lands until certain conditions included in the zoning by-law are satisfied.
- **Zoning By-laws are NOT in force until all hold conditions have been satisfied**
- **All 12 of the proposed By-laws are subject to a Hold Symbol.**

Holding Provisions Removal Process

- An H will usually have conditions attached to it which must be satisfied before the H can be lifted from the property.
- A property owner must apply for the removal of an H once conditions are met.
- The Town must then provide notice of the intention to remove the H by **publishing the notice in a newspaper** or providing mailed notice to landowners in the vicinity.
- **Council needs to approve a Holding removal by-law.**

Holding Conditions added to By-laws A1-A9 and A11-A12

- **A Secondary Plan must be completed**
 - Land-uses, transportation, housing, infrastructure, heritage and environmental resources and other elements
- **A Draft Plan of Subdivision or Site Plan Control must be approved**
 - Detailed design of the site
- **A Development Agreement with the Region must be undertaken**
 - Water and sanitary sewer capacity to service the lands
- **Submission of an Environmental Impact Study must be required**
 - Confirmation of extent of environmental features

Holding Conditions added to By-law A10

➤ **A Secondary Plan must be completed**

- To set out the long-term planning vision & develop policies related to:
 - Land-uses, transportation, housing,, infrastructure, heritage and environmental resources and other elements

➤ **A Noise Mitigation Report must be submitted**

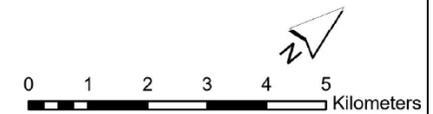
Holding Conditions for Highway 413 Focused Analysis Area (FAA) & NWGTA Transmission Corridor Narrowed Area of Interest (NAI)

- The Minister indicates that the FAA and NAI must be protected
- Meeting with Ministry staff on May 13, 2024
- Proposing updated **Holding symbol (“H”)** in 6 By-laws
- **H to be removed by Council once Town receives clearance letters from the Ministry of Transportation and Ministry of Energy** that both Ministries are satisfied with the alignment

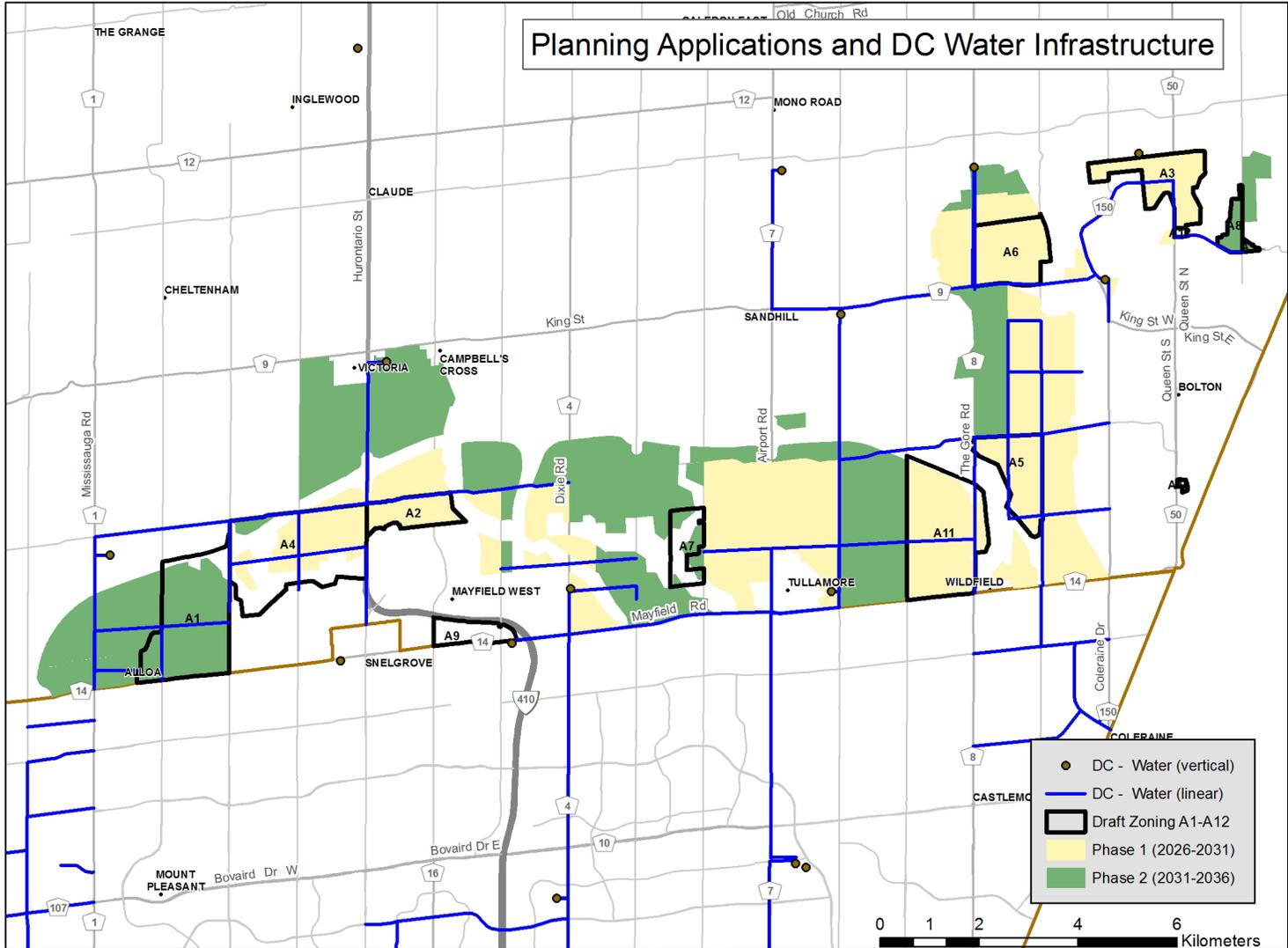
A1-A12



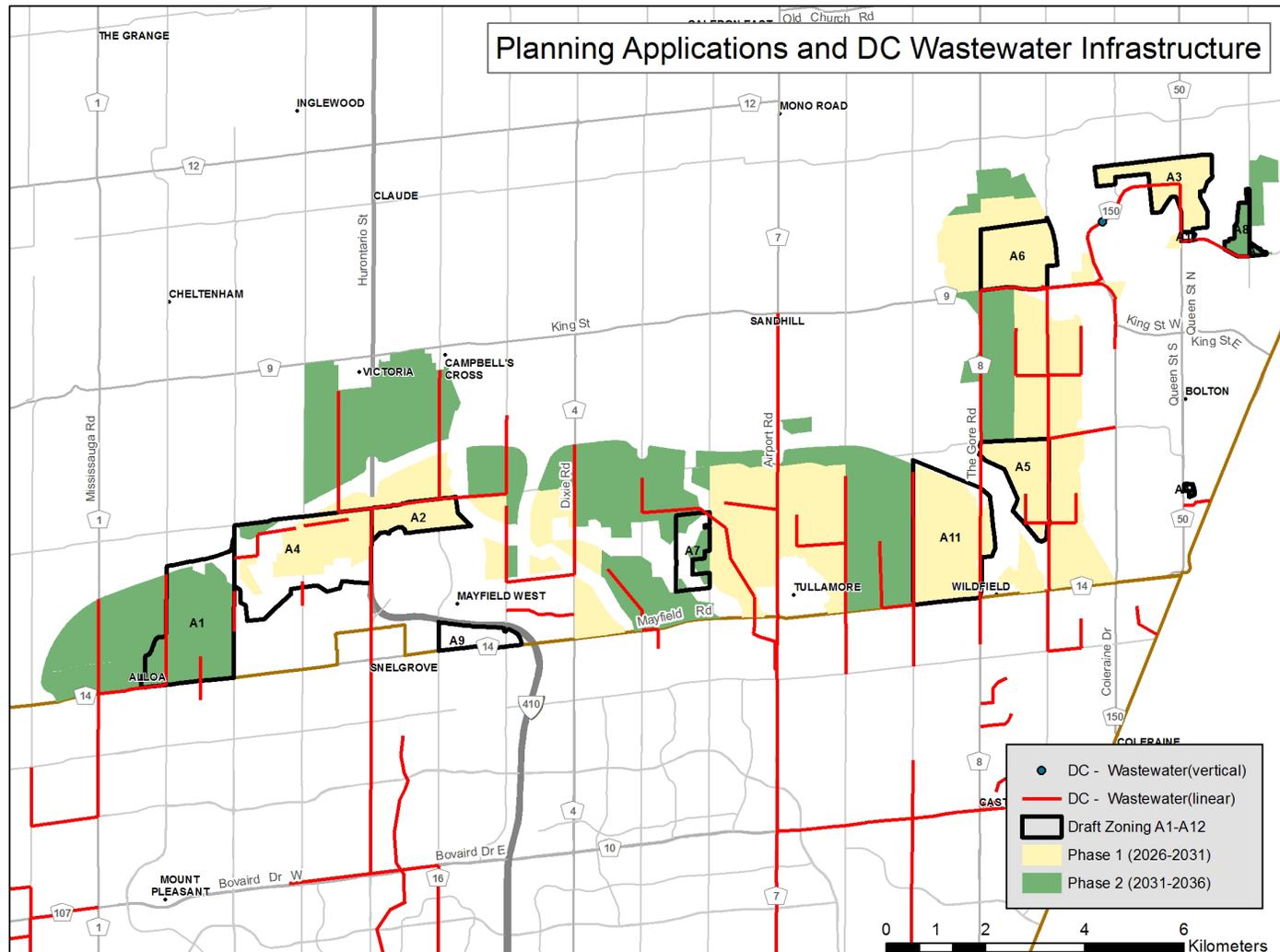
-  Subject Lands
-  Regional Urban Boundary
-  Settlement Area Boundary Expansion
-  Protected Highway 413 Transportation Corridor
-  Town Boundary
-  Existing Settlement Area



4. Planned Water Infrastructure to 2041

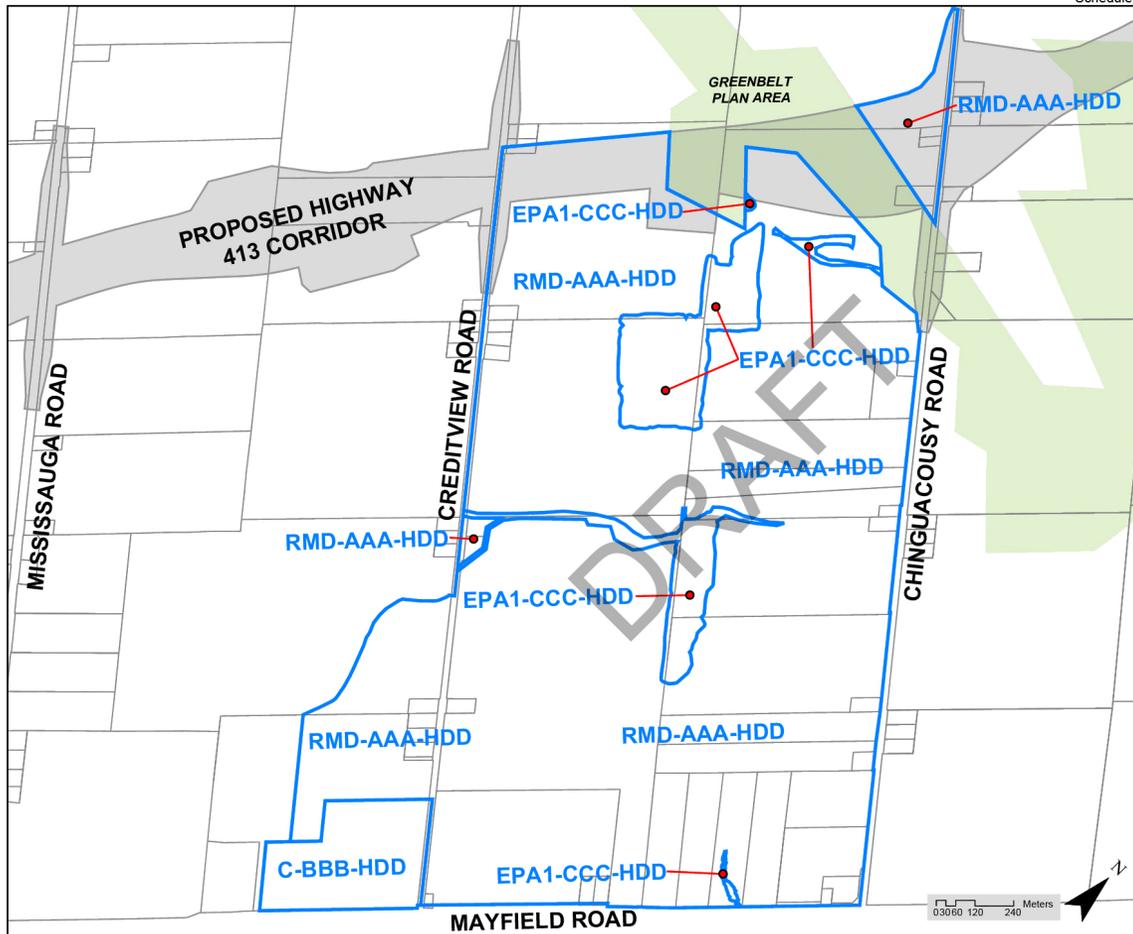


4. Planned Wastewater Infrastructure to 2041



Zoning Schedule A1 (Draft April 25, 2024)

A1



Schedule A to Area A1 Draft Zoning By-law Amendment

Schedule A
By-law 2024-__

Part of Lots 18,19,20,21 & 22
Concessions 3 & 4,
(Township of Chinguacousy)
Town of Caledon
Regional Municipality of Peel

Legend
□

Note
The "Environmental Policy Area 1 - Exception CCC" (EPA1-CCC) zone shown on Schedule "A" to this By-law is conceptual only and shall be further refined through the subdivision or site plan process (as applicable).

Key Map

Date: April 19, 2024

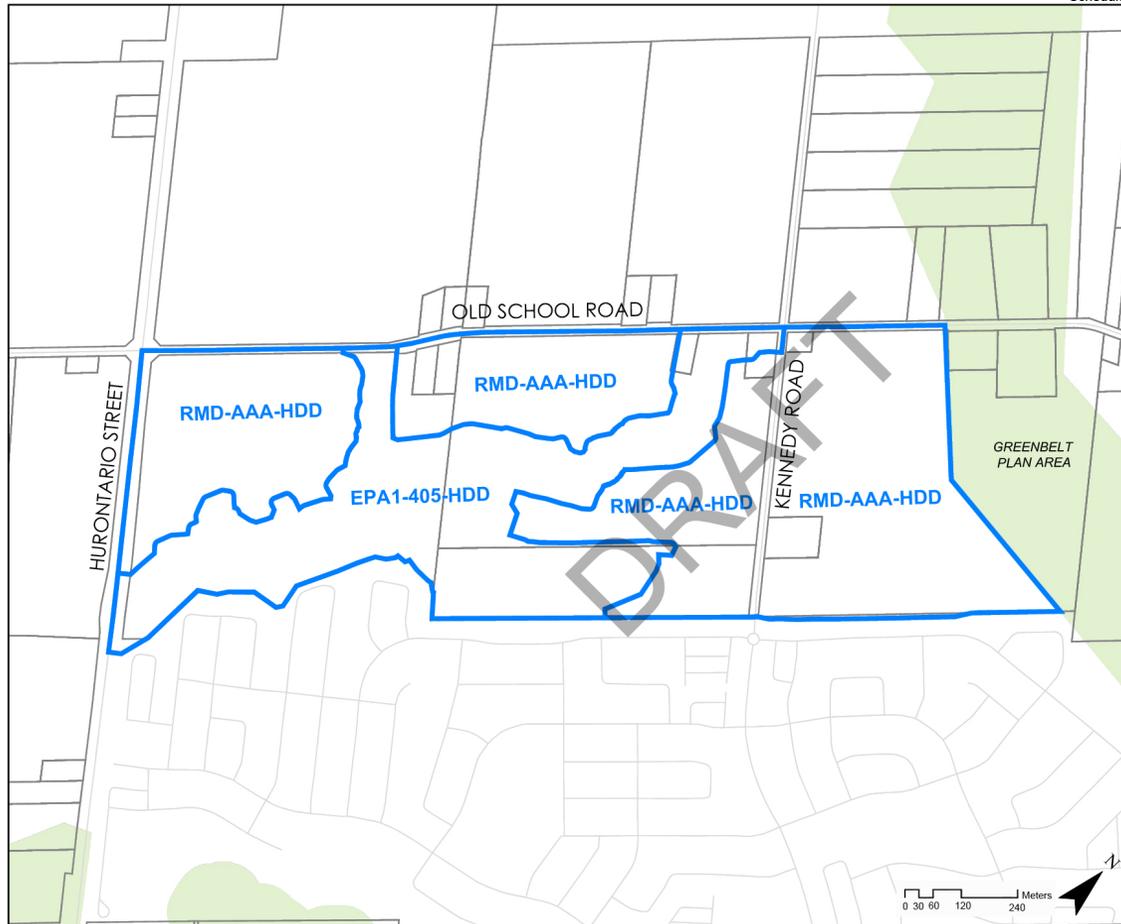
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Zoning Schedule A2 (Draft April 25, 2024)

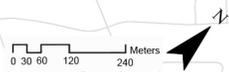
A2



Schedule A to Area A2 Draft Zoning By-law Amendment



<p>Schedule A By-law 2024-__</p>
<p>Part of Lots 21 & 22, Concessions 1 & 2, E.H.S. (Township of Chinguacousy) Town of Caledon Regional Municipality of Peel</p>
<p>Legend</p> <p> Lands to be rezoned to the zones identified on this Schedule</p>
<p>Note</p> <p>The "Environmental Policy Area 1 - Exception 405" (EPA1-405) zone shown on Schedule "A" to this By-law is conceptual only and shall be further refined through the subdivision or site plan process (as applicable).</p>
<p>Key Map</p>
<p>Date: April 15, 2024</p>
<p>File:</p>

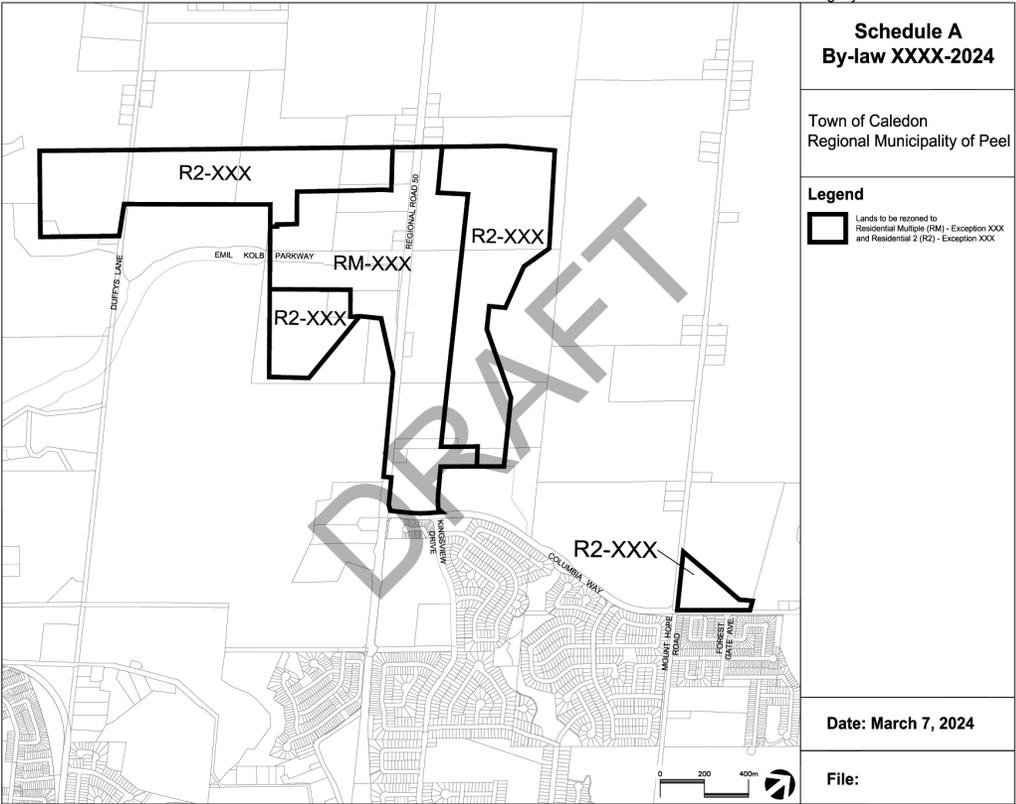


Zoning Schedule A3 (Draft April 25, 2024)

A3



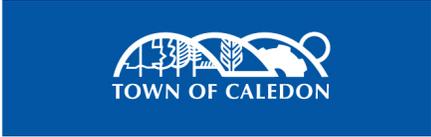
Schedule A to Area A3 Draft Zoning By-law Amendment



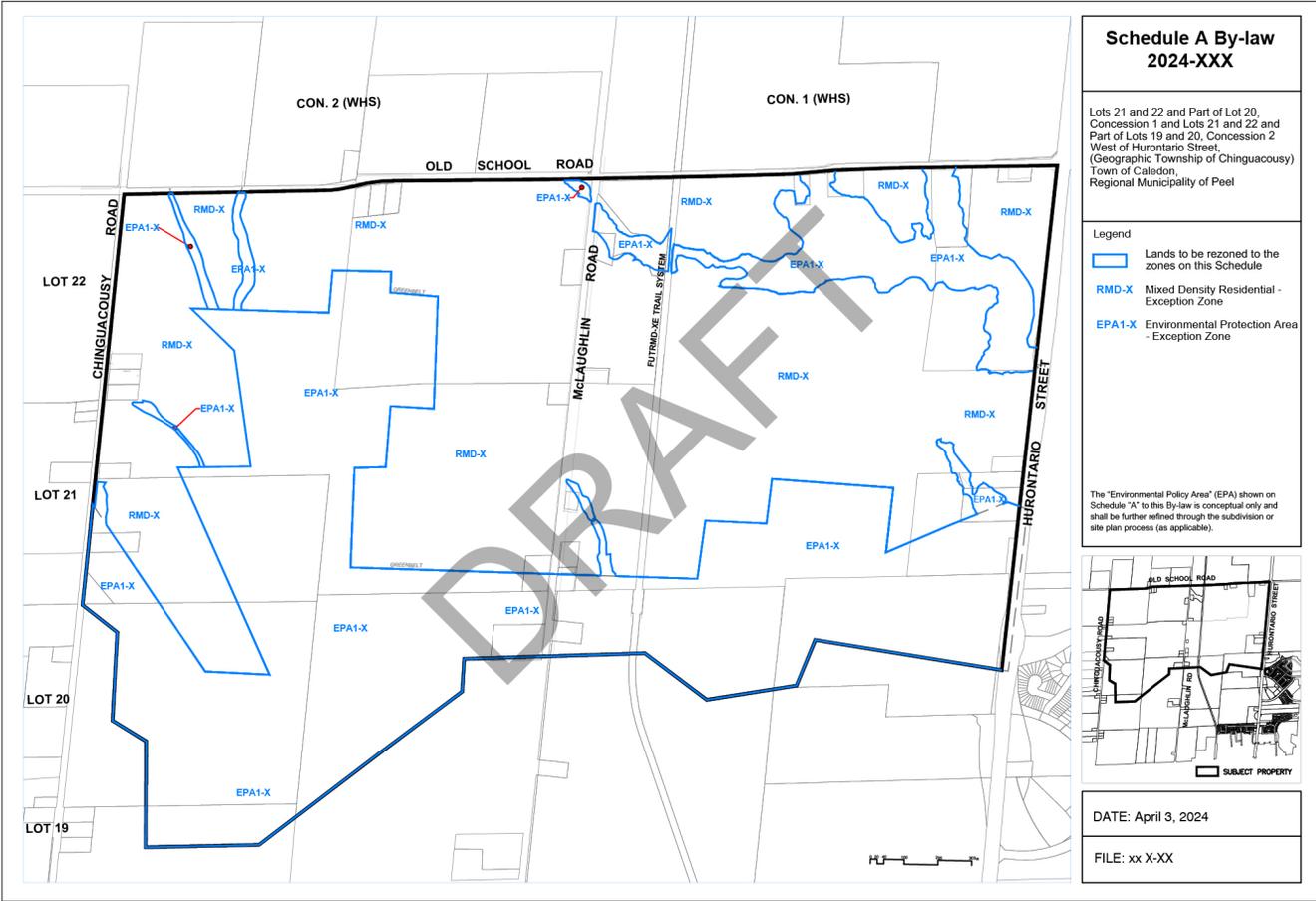
<p>Schedule A By-law XXXX-2024</p>
<p>Town of Caledon Regional Municipality of Peel</p>
<p>Legend</p> <p> Lands to be rezoned to Residential Multiple (RM) - Exception XXX and Residential 2 (R2) - Exception XXX</p>
<p>Date: March 7, 2024</p>
<p>File:</p>

Zoning Schedule A4 (Draft April 25, 2024)

A4

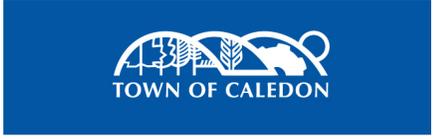


Schedule A to Area A4 Draft Zoning By-law Amendment

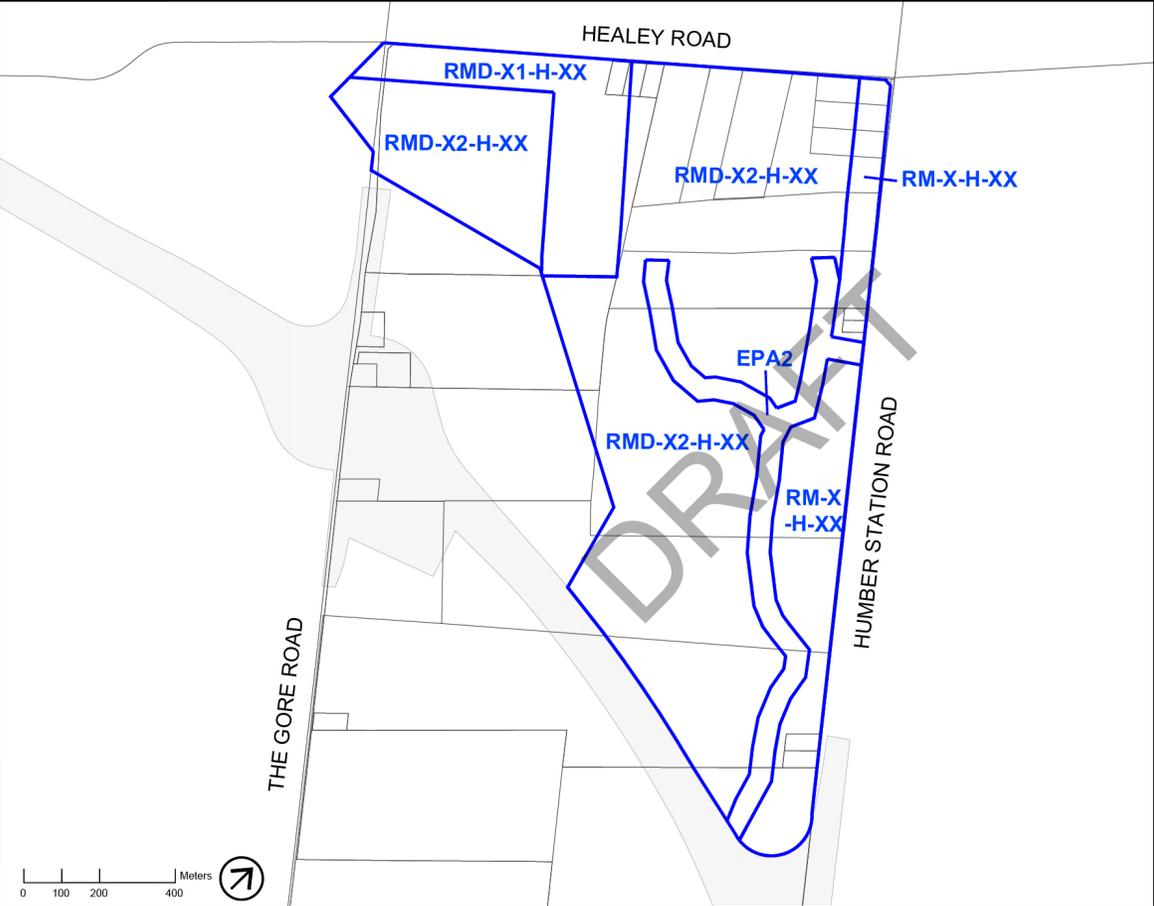


Zoning Schedule A5 (Draft April 25, 2024)

A5



Schedule A to Area A5 Draft Zoning By-law Amendment



**Schedule A
By-law 2024-XXX**

Lands bound by Healey Road to the north, Humber Station Road to the east, Mayfield Road to the south and The Gore Road, and the Greenbelt Plan to the west.

Legend

- Lands to be rezoned to the zones identified on this Schedule
- Proposed Highway 413 Overlay

The "Environmental Policy Area" (EPA) shown on Schedule "A" to this By-law is conceptual only and shall be further refined through the subdivision or site plan process (as applicable).

Key Map

The key map shows the town's boundaries and major roads: King Street, Mayfield Road, Centerville Creek Road, and Colebrook Drive. A shaded area labeled 'SUBJECT LANDS' is located in the central-western part of the town.

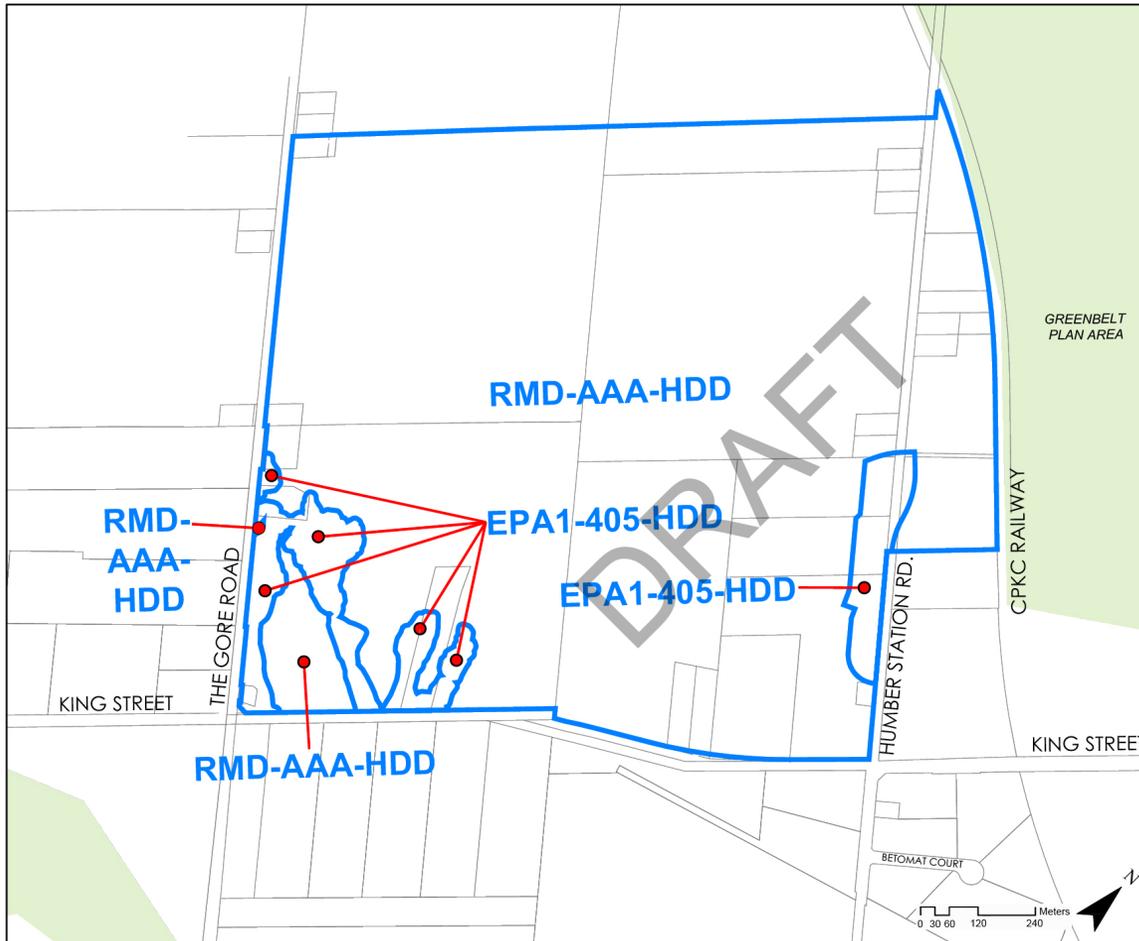
Date: April 12, 2024
File: XXX

Zoning Schedule A6 (Draft April 25, 2024)

A6



Schedule A to Area A6 Draft Zoning By-law Amendment



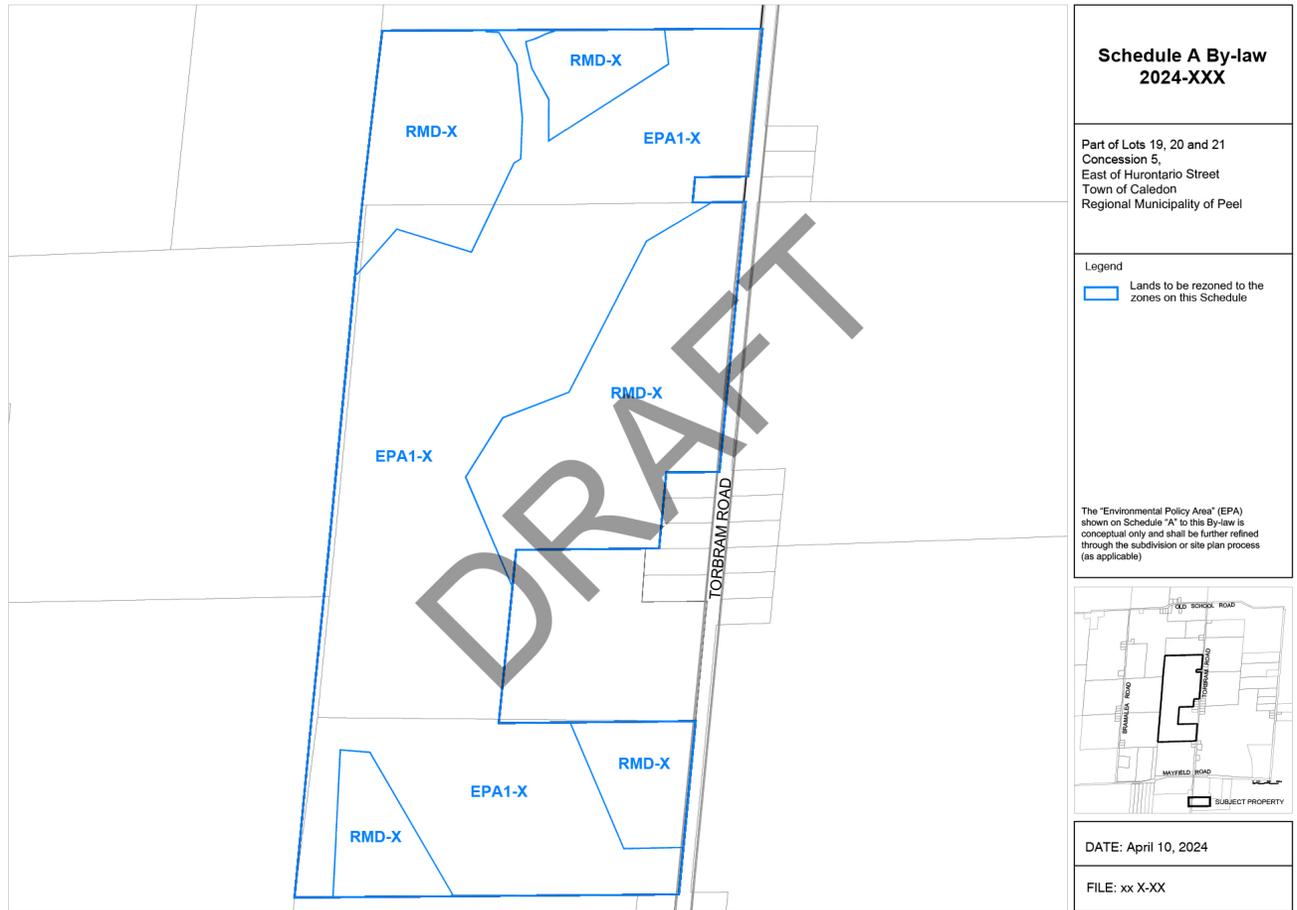
Schedule A By-law 2024-__	
Part of Lots 11, 12 & 13, Concessions 4 & 5, (Township of Albion) Town of Caledon Regional Municipality of Peel	
Legend Lands to be rezoned to the zones identified on this Schedule	
Note The "Environmental Policy Area 1 - Exception 405" (EPA1-405) zone shown on Schedule "A" to this By-law is conceptual only and shall be further refined through the subdivision or site plan process (as applicable).	
Key Map	
Date: April 8, 2024	
File:	

Zoning Schedule A7 (Draft April 25, 2024)

A7



Schedule A to Area A7 Draft Zoning By-law Amendment

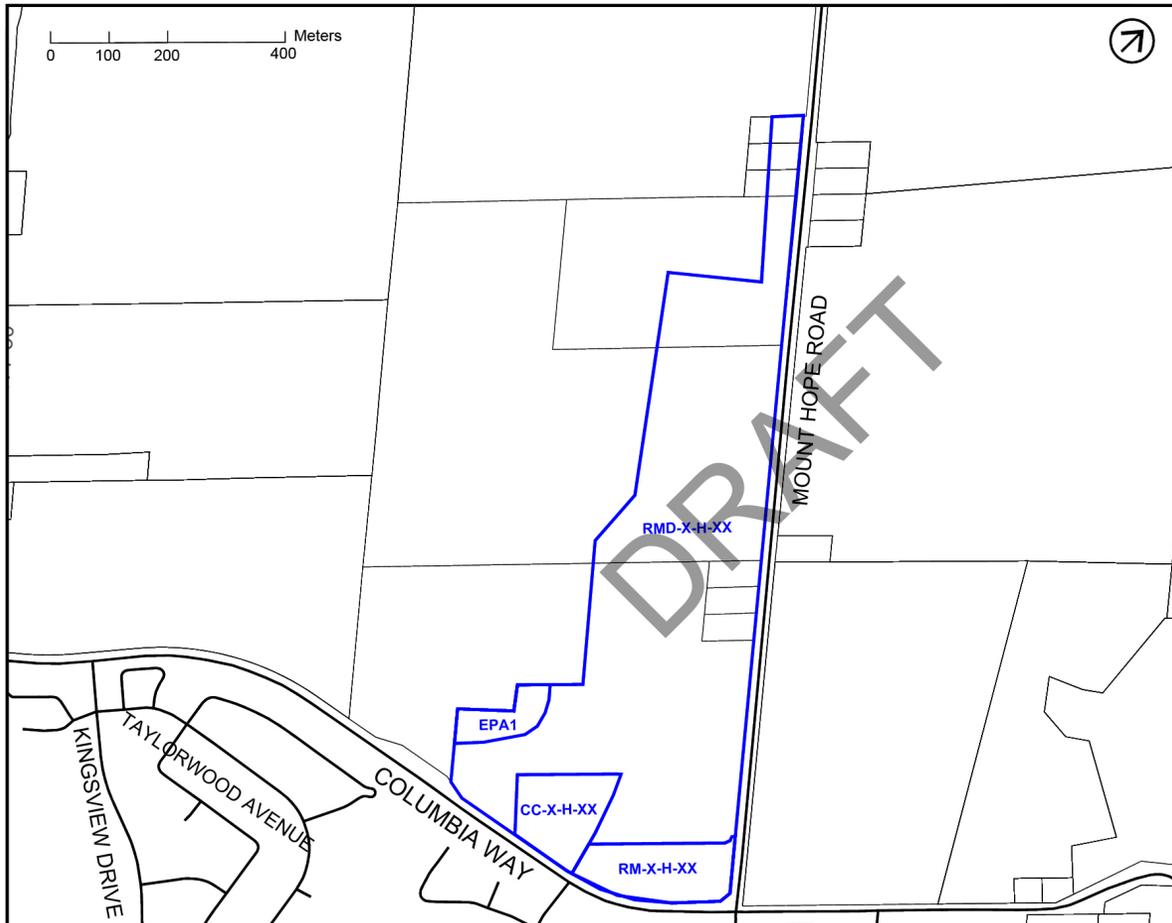


Zoning Schedule A8 (Draft April 25, 2024)

A8



Schedule A to Area A8 Draft Zoning By-law Amendment



Schedule A By-law 2024-XXX

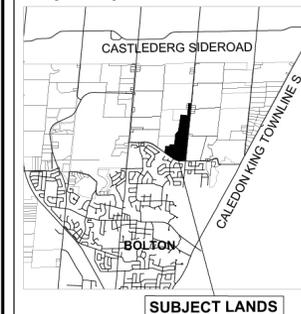
Part 1 Plan 43R-37026, Part 1 Plan 43R-37027, Part 1 Plan 43R 4880, Part 1 Plan 43R-18117, Parts 1, 2, 3 & 4 on Plan 43R-17592 and Parts 1 & 2 on Plan 43R-22592, Parts 1, 2 & 3 on Plan 43R-7218, Parts 4 & 5 on Plan 43R- 7218
Town of Caledon, Regional Municipality of Peel.

Legend

 Lands to be rezoned to the zones identified on this Schedule

The "Environmental Policy Area" (EPA) shown on Schedule "A" to this By-law is conceptual only and shall be further refined through the subdivision or site plan process (as applicable).

Key Map



Date: April 12, 2024

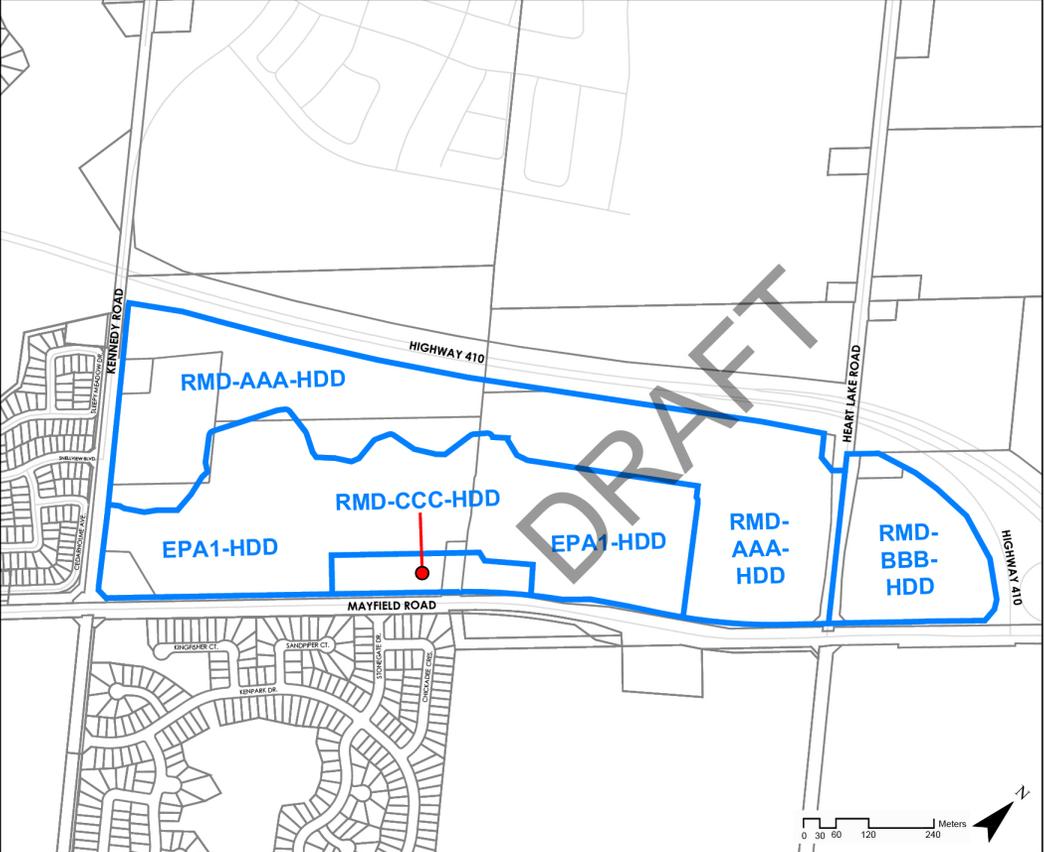
File: XXX

Zoning Schedule A9 (Draft April 25, 2024)

A9



Schedule A to Area A9 Draft Zoning By-law Amendment



**Schedule A
By-law 2024-___**

Part of Lot 18,
Concessions 2 & 3, E.H.S.
(Township of Chinguacousy)
Town of Caledon
Regional Municipality of Peel

Legend
 Lands to be rezoned to the zones identified on this Schedule

Note
 The "Environmental Policy Area 1" (EPA1) zone shown on Schedule "A" to this By-law is conceptual only and shall be further refined through the subdivision or site plan process (as applicable).

Key Map

Date: April 8, 2024

File:

Zoning Schedule A10 (Draft April 25, 2024)

A10

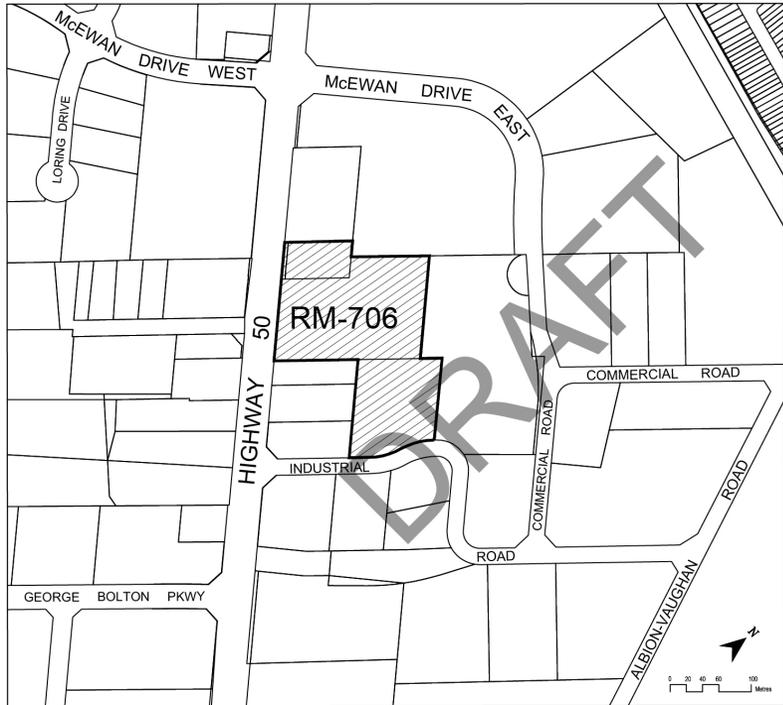


A10

Schedule A to Area A10 Draft Zoning



Figure 16: Examples of MTSA supportive housing types and built form

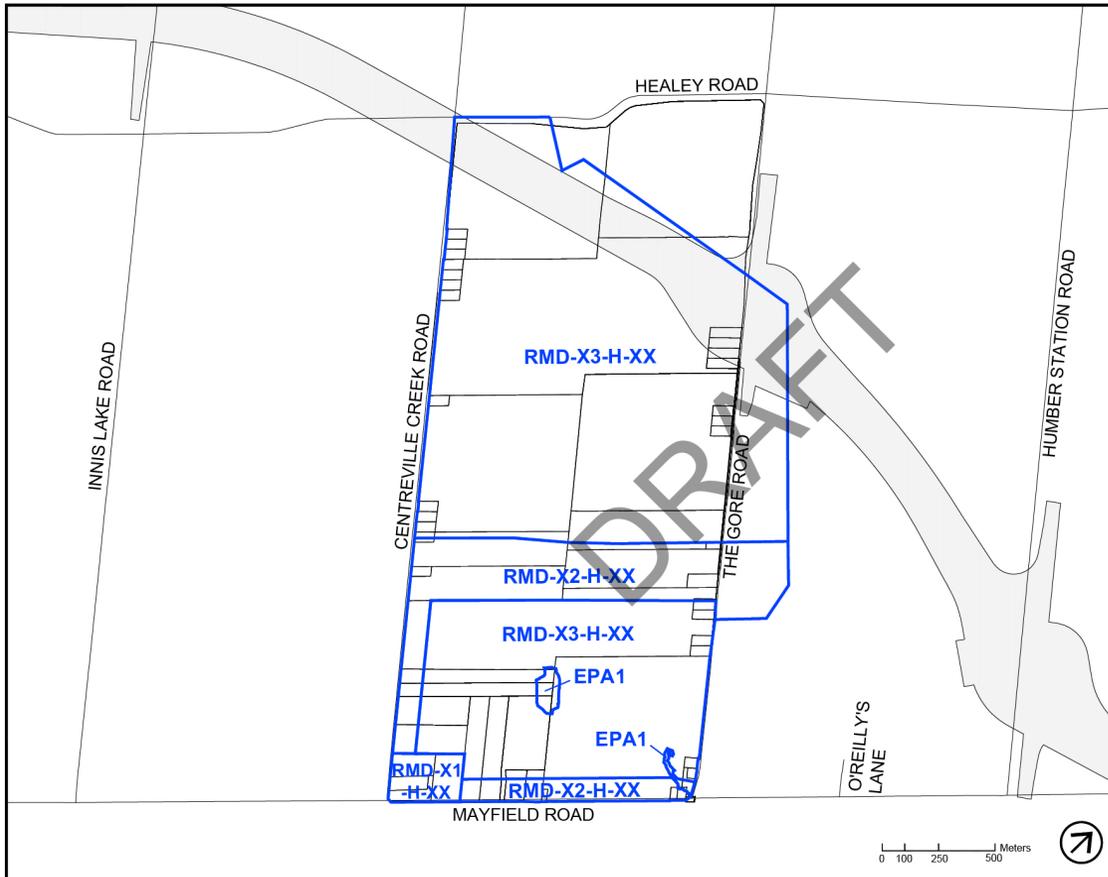


Zoning Schedule A11 (Draft April 25, 2024)

A11



Schedule A to Area A11 Draft Zoning By-law Amendment



**Schedule A
By-law 2024-XXX**

Lands bound by Mayfield Road to the south, Healey Road and the Greenbelt Plan to the north, Centreville Creek Road to the west and the Greenbelt Plan and The Gore Road to the east.

Legend

- Lands to be rezoned to the zones identified on this Schedule
- Proposed Highway 413 Overlay

The "Environmental Policy Area" (EPA) shown on Schedule "A" to this By-law is conceptual only and shall be further refined through the subdivision or site plan process (as applicable).

Key Map

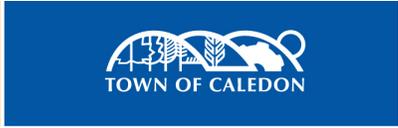
The key map shows a grid of roads including King Street, Healey Road, Innis Lake Road, Mayfield Road, Humber Station Road, and The Gore Road. A black shaded area labeled "SUBJECT LANDS" is located between Healey Road and Mayfield Road, bounded by Innis Lake Road and Humber Station Road.

Date: April 12, 2024

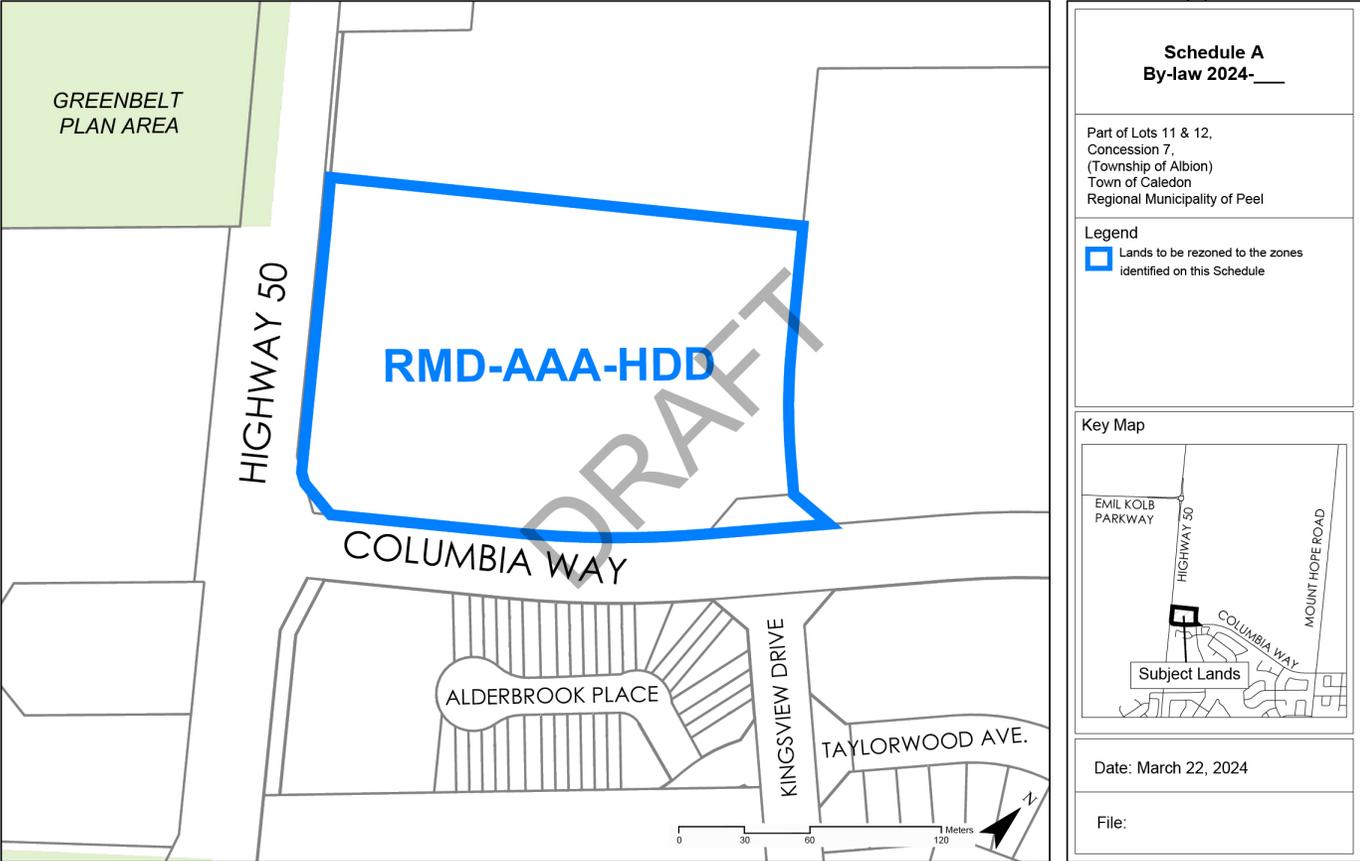
File: XXX

Zoning Schedule A12 (Draft April 25, 2024)

A12



Schedule A to Area A12 Draft Zoning By-law Amendment



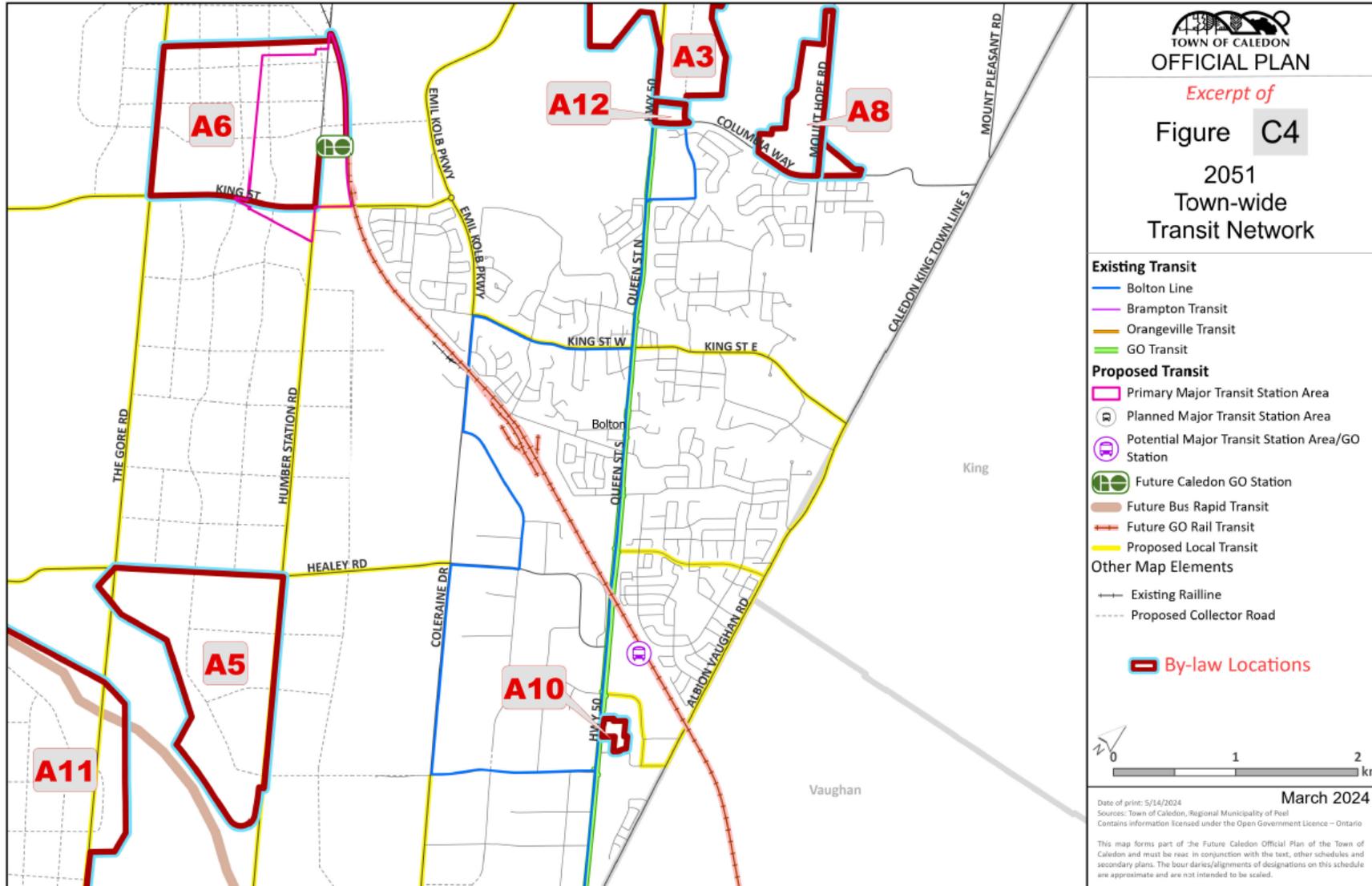
PART F

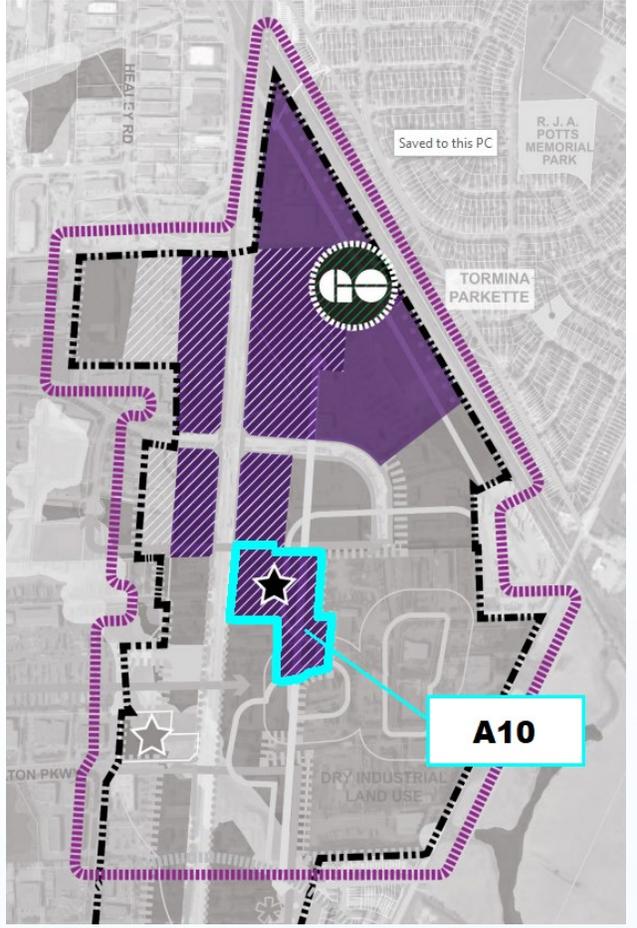
Caledon is Signaling its Readiness

- **Prioritize growth for the Region and utilities**
- Give confidence to business community
- Make Caledon viable to receive funding
- Give certainty to housing providers
- Support master planning
- **Justify investment in transit**



Caledon is Signaling its Readiness





Building layouts are for visual representation only, and are subject to change

Balanced Approach - Planning for Employment Growth

- Attracting a mix of business sectors to create high quality jobs for residents is a key priority of the Town and critical to Caledon's livability
- Caledon set to grow from approximately 32,000 jobs to 125,000 jobs in 2051
- Town is actively working to attract new companies to Caledon that match the strengths of the community
- Working with partners like the Province to market Caledon as a destination for investment
- In addition to attracting new companies, Town is working with existing Caledon businesses to help them can stay and grow in the community, removing barriers and creating new jobs.

Revenue Forecast - Development Charges (Town)

Town of Caledon Revenue Forecast Development Charges				
BUILDING CATEGORIES	TOTAL NEW UNITS 2024 - 2033	TOTAL REVENUE AS OF 2033 in \$B	TOTAL UNITS BY 2041	TOTAL REVENUE AS OF 2041 in \$B
Volume Projected				
Singles/ Semis	5,782	\$ 0.32	11,731	\$ 0.99
Apartments >750 sf:	3,177	\$ 0.12	6,445	\$ 0.37
Apartments <=750 sf:	311	\$ 0.01	631	\$ 0.02
Townhouses	8,230	\$ 0.41	16,696	\$ 1.27
Total, RESIDENTIAL	17,500	\$ 0.86	35,503	\$ 2.65
Total, NON-RESIDENTIAL (Sqr Mts)	2,066,038	\$ 0.20		
Total, COMBINED		\$ 1.063		

***Assumptions & Notes:**

1. DC Rates for 2024 to 2033 are the phased-in DC Rates as set out in the Hemson Information Session, shared with Town Council. No annual indexing was considered.
2. DC Rates for 2041 have been indexed at a rate of 4.89% per annum based on the Infrastructure Ontario CPI (Construction Price Indexing) as of May 14, 2024.
3. Note - Non-Residential Data for DCs is only available until 2033, as provided by the Town..

Revenue Forecast - Taxes (Town)

<i>REVENUE FORECAST (TAXES) TO 2033 IN \$MILLION</i>				
PROPERTY CLASS	LAND DEMAND IN HECTARES	2033 PROJECTED TAXES	TOTAL REVENUE = PROJECTED 2033 + CURRENT TAXES	PROPERTY CLASS %
Commercial employment	36	\$ 0.19	\$ 16.27	
Industrial	171	\$ 0.59	\$ 5.08	
Total Non - Residential	206.60	\$ 0.78	\$ 21.35	15%
Residential Units - 43,916			\$ 123.80	85%
TOTAL (Res+Non-Res)			\$ 145.15	100%

<i>REVENUE FORECAST (TAXES) TO 2041 IN \$MILLION</i>				
PROPERTY CLASS	LAND DEMAND IN HECTARES	2041 PROJECTED TAXES	TOTAL REVENUE = PROJECTED 2041 + CURRENT TAXES	PROPERTY CLASS %
Commercial employment	195	\$ 1.05	\$ 17.13	
Industrial	926	\$ 3.19	\$ 7.68	
Total Non - Residential	1121.00	\$ 4.25	\$ 24.81	12%
Residential Units, 61,919			\$ 174.55	88%
TOTAL(Res+Non-Res)			\$ 199.36	100%

Assumptions and Notes:

1. The 2033 Non - Res information is based on forecast used for DC Projections and DC Report by Hemson.
2. The 2041 Non - Res projections are based on the 2033 development forecast by Town and 2051 forecast by Watson.
3. All Total Revenues are cumulative.

Next Steps

Community Information Sessions

- ✓ Southfields Community Centre
May 15, 2024 (7-9 p.m.)
- Albion Bolton Community Centre
May 23, 2024 (7-9 p.m.)
- Alton Legion
May 27, 2024 (7-9 p.m.)
- Caledon East Community Complex
June 10, 2024 (7-9 p.m.)