
PLANNING JUSTIFICATION REPORT

IN SUPPORT OF

OFFICIAL PLAN AMENDMENT
APPLICATION

PREPARED FOR

Robert Speirs

Part of Lot 11, Concession 4, ALB, Town of Caledon
Regional Municipality of Peel

May 2022
GSAI File #792 – 025

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Planning Justification Report
Robert Speirs
Official Plan Amendment
Part Lot 11, Conc. 4, ALB
Town of Caledon

1 / INTRODUCTION

Glen Schnarr & Associates Inc. ('GSAI') has been retained by Robert Speirs (the 'Owner') to assist with planning approvals to implement a severance of the lands municipally known as 0 King Street, in Macville, in the Town of Caledon (the 'Subject Lands' or the 'Site'). The Subject Lands are located on the north side of King Street, east of The Gore Road and are legally described as:

PT LT 11, CON 4 (ALBION); TOWN OF CALEDON

The Site is currently vacant. Active agricultural fields, a wetland, and a creek feature are also present. Access is provided via a driveway off of The Gore Road.

This Planning Justification Report ('PJR' or 'Report') has been prepared on behalf of the Owner in support of an Official Plan Amendment (the 'Amendment') application to permit lot creation on the Subject Lands. More specifically, the proposed Amendment is to add a site specific policy into the Town of Caledon Official Plan to

permit the creation of one (1) lot on the Subject Lands, in the Prime Agricultural Area and in an area where lot creation is not currently permitted.

This Report demonstrates that the proposal and corresponding Amendment serves to implement the Provincial policy directions which support protection and retention of lands for agricultural uses.

This Report outlines the nature of the future proposed lot creation and presents a comprehensive assessment and justification for the proposed site specific policy change to the Town of Caledon Official Plan ('OP') in relation to the current policy and regulatory framework and existing physical conditions of the property.

1.1 / PROPOSED OFFICIAL PLAN AMENDMENT

The Subject Lands are designated 'Prime Agricultural Area' by the in-effect Town of Caledon Official Plan. This designation reflects the current use of the Site, but only permits lot creation in very limited circumstances. A site-specific Official Plan Amendment ('OPA') is required to permit lot creation on the Subject Lands.

The proposed OPA seeks to introduce a site specific policy permission to permit lot creation on the Subject Lands. A draft OPA has been prepared and a copy is provided in **Appendix I** of this Report.

This Report presents an analysis of the proposed OPA and demonstrates its consistency and conformity with the Provincial Policy Statement (2020), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), the Peel Regional Official Plan (2021) and the Town of Caledon Official Plan (2018).

2 / PROCESS & ENGAGEMENT

The proposed strategy for consulting with the public with respect to the Application will follow the requirements of the *Planning Act*, as amended, for statutory meetings as well as the Town of Caledon's Official Plan Amendment process. It is anticipated that the Owner / Applicant, in collaboration with Town Staff, will host the statutory Public Meeting with nearby residents and provide Notices concerning advancements related to the proposed Amendment. This communication program will assist in better informing local stakeholders and manage the implementation of the planning of the Subject Lands.

We note that a Development Application Review Team ('DART') Meeting was held on May 5, 2022 to present a preliminary concept for the proposal and to determine submission requirements. Following this Meeting, a Submission Checklist was received which identified the submission requirements for a 'complete' Application. The materials identified on the Checklist have been prepared and are provided under separate cover in support of the proposal.

3 / SITE & CONTEXT

This Section of the Report provides an analysis of the Subject Lands in relation to the surrounding Macville community.

3.1 / SITE CONTEXT

As demonstrated in **Figure 1** on the next page, the Subject Lands are located on the north side of King Street, east of The Gore Road. The Site has a total area of approximately 54.06 hectares (133.59 acres), with a frontage of approximately 827 metres on King Street and a frontage of approximately 400 metres on The Gore Road.

The Site is generally flat. It is currently vacant. Active agricultural fields, a wetland and a creek are also present. Access is provided via a driveway off of The Gore Road.

3.2 / AREA CONTEXT

The Subject Lands are located within the evolving Macville community. As demonstrated in **Figure 1**, surrounding uses are as follows:

NORTH

Agricultural fields and detached rural residential dwellings are immediately north. Further north are agricultural lands.

SOUTH

King Street is immediately south. Further south are further rural residential dwellings and agricultural lands.

EAST

Agricultural lands and rural residential dwellings are immediately east. Further east is agricultural land, Humber Station Road, a commercial area comprised of various low-rise structures and the Canadian Pacific Railway ('CPR') Corridor. Southeast is the current built-up Bolton Urban Area.

WEST

The Gore Road is immediately west. Further west are agricultural lands, rural detached dwellings, the Macville Public School and forested areas that are components of the Greenbelt Plan.

We highlight that the area surrounding the Site is evolving. More specifically, lands to the north and east are components of the planned Macville Community Secondary Plan area. Once complete, the Macville Community Secondary Plan area will include a range and mixture of land uses and built forms to support the creation of Macville as a compact, mixed-use, transit-oriented, complete community steps from the planned Caledon GO Station.

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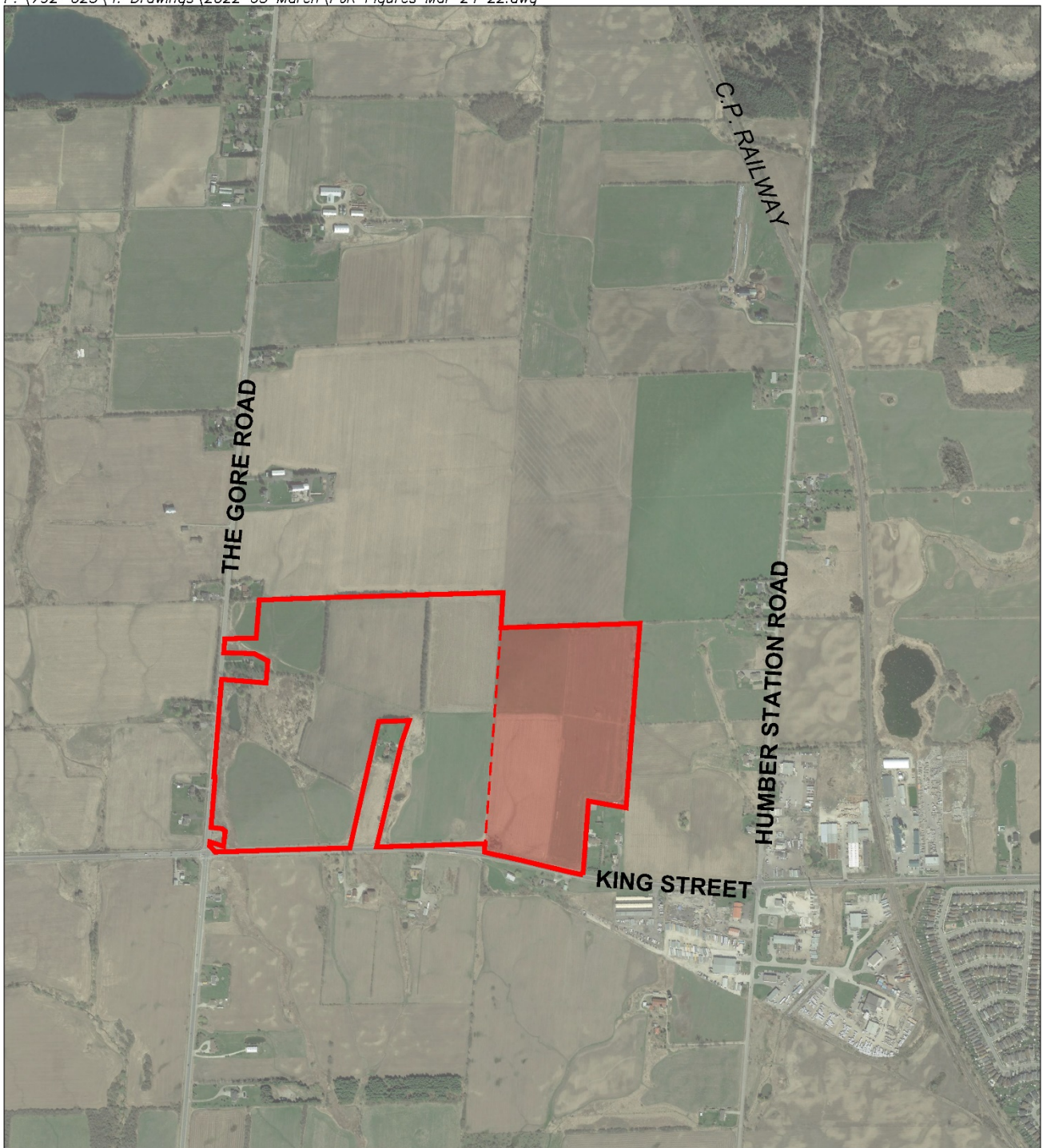


FIGURE 1
SITE CONTEXT PLAN

Part of Lot 11, Concession 4
Geographic Township of Albion, Town of Caledon,
Regional Municipality of Peel

LEGEND

- Subject Lands - 54.06ha (133.59ac)
- Portion of Subject Lands
Proposed to be Severed - ±17.69ha (43.71ac)



Scale: N.T.S.
March 24, 2022

4 / THE PROPOSAL

The proposed Amendment, to facilitate a future severance on the Subject Lands, is the result of careful planning undertaken by the Project Team, including consideration of the Provincial, Regional and local policy frameworks for managing and directing growth, the evolving physical landscape of Caledon and the emerging Macville neighbourhood context.

The Owner is seeking permission to facilitate a future severance. More specifically, the Subject Lands would be severed into two (2) parcels so that each parcel is held in separate ownership. To be clear, no development is proposed and the existing conditions of the Subject Lands will remain intact.

The first parcel – lands to be retained - will be approximately 36.37 hectares (89.8 acres) in size and will occupy the western portion of the Site. The second parcel – the severed lands – will be approximately 17.69 hectares (43.71 acres) in size and will occupy the eastern portion of the Site. Overall, the proposal will facilitate agricultural uses to continue on the Subject Lands and support a vibrant agricultural system.

5 / POLICY CONTEXT

This Section of the Report provides an overview and analysis of the relevant Provincial, Regional and local policies and regulations that apply to the Subject Lands. This Section also provides a rationale for how the proposed development and proposed Amendment align with and implement the in-effect policy and regulatory framework.

5.1 / PROVINCIAL POLICY STATEMENT, 2020

The Provincial Policy Statement ('PPS'), 2020 was issued under Section 3 of the *Planning Act*, as amended, and updated on May 1, 2020. The PPS provides policy direction on matters of provincial interest related to land use planning and development with the goal of enhancing the quality of life for all Ontarians. The *Planning Act*, as amended, requires that decisions affecting a planning matter be 'consistent with' the policies of the PPS.

Overall, the PPS provides Provincial policy direction related to Building Strong Healthy Communities (Section 1.0), the Wise Use and Management of Resources (Section 2.0) and Protecting Public Health and Safety (Section 3.0). When considered together, the PPS strongly encourages developments that provide for long-term prosperity, environmental health and social well-being, while also making the best use of available land, infrastructure and resources as well as facilitating economic growth.

An analysis of the applicable PPS policies that apply to the Subject Lands and how the proposed development, together with the corresponding Amendment, are consistent with these is provided below.

Section 1 of the PPS establishes the Provincial policy framework on how growth and development is to be managed. Accordingly, the policies outline the need for efficient land use and development patterns so that strong, livable, healthy and resilient communities that protect the environment and public health are attained. This is to be achieved by directing growth and development to appropriate locations. The following policies apply to the Subject Lands.

In accordance with the PPS, the Subject Lands are located within the Rural Area of the Town of Caledon. As such, the following policies apply.

'1.1.4.1. Healthy, integrated and viable rural areas should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;*
- e) using rural infrastructure and public service facilities efficiently;*
- h) conserving biodiversity and considering the ecological benefits provided by nature; and*
- i) providing opportunities for economic activities in prime agricultural areas, in accordance with policy 2.3.'*

The Subject Lands are located in a Rural Area of the Town of Caledon, as defined by the PPS. As such, the proposal supports the Provincial objectives for healthy, integrated and viable rural areas in the following ways:

- by maintaining the existing conditions of the Subject Lands so that the established rural character of the surrounding neighbourhood is maintained;
- by maintaining the existing rural infrastructure on site;
- by preserving the on-site natural features; and,
- by maintaining existing site condition, including the continuation of the Site for agricultural uses. This supports economic activities in the Prime Agricultural Area.

Section 2.3 of the PPS contains the Provincial policy framework to guide land use planning decisions in agricultural areas. The following policies apply.

'2.3.1. Prime agricultural areas shall be protected for long-term use for agriculture.

Prime agricultural areas are areas where prime agricultural lands predominate. Specialty crop areas shall be given the highest propriety for protection, followed by Canada Land Inventory Class 1, 2 and 3 lands, and any associated Class 4 through 7 lands within the prime agricultural area, in this order of priority.'

'2.3.3.1. In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses. ...'

'2.3.3.2. In prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.'

'2.3.4.1. Lot creation in prime agricultural areas is discouraged and may only be permitted for:

- a) agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;'*

In accordance with the Agricultural System for the Greater Golden Horseshoe identified by the Ontario Ministry of Agriculture, Food and Rural Affairs ('OMAFRA'), the Subject Lands are identified as being 'Prime Agricultural Areas'.

As stated above, the proposed development does not contemplate development on the Subject Lands nor a change of land use. Furthermore, the proposal will facilitate lots that are sufficient size (approximately 54 hectares and 17 hectares, respectively) and configurations to be farmed. As such, the proposal complies with the above-noted

Agricultural policy objectives by retaining the lands for agricultural uses on lands that are within the Prime Agricultural Areas component of the Provincial Agricultural System. The proposed Official Plan Amendment seeks to implement the Provincial objectives for agriculture by permitting a future severance, while the lands will remain within the Provincial Agricultural system and capable of supporting agricultural uses.

Section 4 of the PPS contains policy directions meant to guide how land use planning and development decisions are made. More specifically, this Section of the PPS contains policy directions which state how the PPS is to be applied in order to ensure that decisions affecting a planning matter are 'consistent with' the PPS.

- '4.6. The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans. Official plans shall identify provincial interest and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.'*

In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan.'

As further described in Section 5.4 of this Report, the Town of Caledon Official Plan ("OP") outlines the land use designations and policies applicable to the Subject Lands. The OP, as amended, does not provide policy permissions that enable a severance of the Subject Lands. The corresponding Official Plan Amendment ('Amendment') seeks to introduce site-specific permissions which will facilitate a future severance of the Subject Lands.

SUMMARY / CONFORMITY STATEMENT

The Provincial Policy Statement ("PPS"), 2020 outlines a series of guiding policies meant to direct land use planning and development across Ontario. As such, the PPS focuses on ensuring growth and development is directed to appropriate locations, with an emphasis on development occurring in areas well-served by transit and infrastructure while not adversely affecting protection of the natural environment or agriculture.

The above analysis demonstrates that the proposed Amendment to introduce a site specific policy for the Subject Lands to permit lot creation in the Prime Agricultural Area conforms to the PPS by facilitating the retention of Prime Agricultural Area lands within the Provincial Agricultural system. It is our opinion that the proposal and corresponding Amendment are consistent with the policies of the PPS.

5.2 / A PLACE TO GROW: GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE, 2020

A Place to Grow: Growth Plan for the Greater Golden Horseshoe ('A Place to Grow') was prepared and approved under the *Places to Grow Act, 2005* and updated on August 28, 2020. A Place to Grow builds on the policy foundations of the PPS, 2020 in order to respond to key challenges faced in the Greater Golden Horseshoe ('GGH') region. As such, it establishes a long-term framework for managing growth and development across the GGH up to the year 2051. Overall, A Place to Grow encourages the efficient use of land through the development of complete communities that are compact, transit supportive and provide a range of housing and employment opportunities. An analysis of the policies applicable to the Subject Lands and how they have been addressed in the proposed Amendment is provided below.

Section 4 of A Place to Grow establishes the policy framework for how resources are to be managed and preserved. Growth is to be directed in a manner that facilitates resources to be protected and managed, while allowing for future growth to occur in appropriate locations.

Section 4.2.6 of A Place to Grow contains the Provincial policy framework for Agricultural System lands. The following policies apply.

'4.2.6.1. An agricultural system for the GGH has been identified by the Province.'

'4.2.6.2. Prime agricultural areas, including specialty crop areas, will be designated in accordance with mapping identified by the Province and these areas will be protected for long-term use for agriculture.'

'4.2.6.3. Where agricultural uses and non-agricultural uses interface outside of settlement areas, land use compatibility will be achieved by avoiding or where avoidance is not possible, minimizing and mitigating adverse impacts on the Agricultural System. Where mitigation is required, measures should be incorporated as part of the non-agricultural uses, as appropriate, within the area being developed. Where appropriate, this should be based on an agricultural impact assessment.'

'4.2.6.4. The geographic continuity of the agricultural land base and the functional and economic connections to the agri-food network will be maintained and enhanced.'

5.3 / PEEL REGIONAL OFFICIAL PLAN, 2021

As stated above, the Subject Lands are located within the Agricultural System for the GGH and are further identified as being 'Prime Agricultural Areas' lands. As stated throughout this Report, the proposed Amendment does not contemplate development, a change in land use nor removal of lands from the Agricultural System. As such, the proposal and corresponding Amendment comply with the above-noted Provincial policy objectives of retaining agricultural lands for agricultural uses. Furthermore, the proposal will not adversely impact lands in the surrounding area nor result in land use compatibility concerns.

SUMMARY / CONFORMITY STATEMENT

A Place to Grow, 2020 guides land use planning and development across Ontario. The above analysis demonstrates that the proposal conforms to and serves to further implement the policies of A Place to Grow by maintaining Prime Agricultural Area lands within the Agricultural System and ensuring that agricultural capability of those lands is maintained. It is our opinion that the proposal and corresponding Amendment serve to implement the applicable policies of A Place to Grow.

The Peel Regional Official Plan ('ROP'), as amended, serves as Peel's long-term guiding document for how land use planning and growth is to be managed across the three (3) member municipalities (City of Mississauga, City of Brampton and Town of Caledon).

Overall, the ROP outlines strategies for managing growth and development across Peel up to the year 2031 in accordance with a Regional Structure (Schedule D). Schedule D designates the Subject Lands as 'Rural System' (western portion) and 'Rural Service Centre' (eastern portion) (per Regional Official Plan Amendment 30 ('ROPA 30') (see **Figure 2**).

'Rural System' is a high-level designation intended to accommodate a limited amount of growth in a manner that supports the ROP's Rural System goals. Overall, the ROP directs that development and redevelopment of designated 'Rural System' lands are to implement sustainable development forms and healthy communities, in appropriate locations.

Overall, the ROP directs that growth within Rural System lands is to be focused in specified locations, including within the Rural Service Centre. As a Site within the 'Rural Service Centre' component, this portion of the Subject Lands are recognized as an appropriate and desirable location for redevelopment to occur.

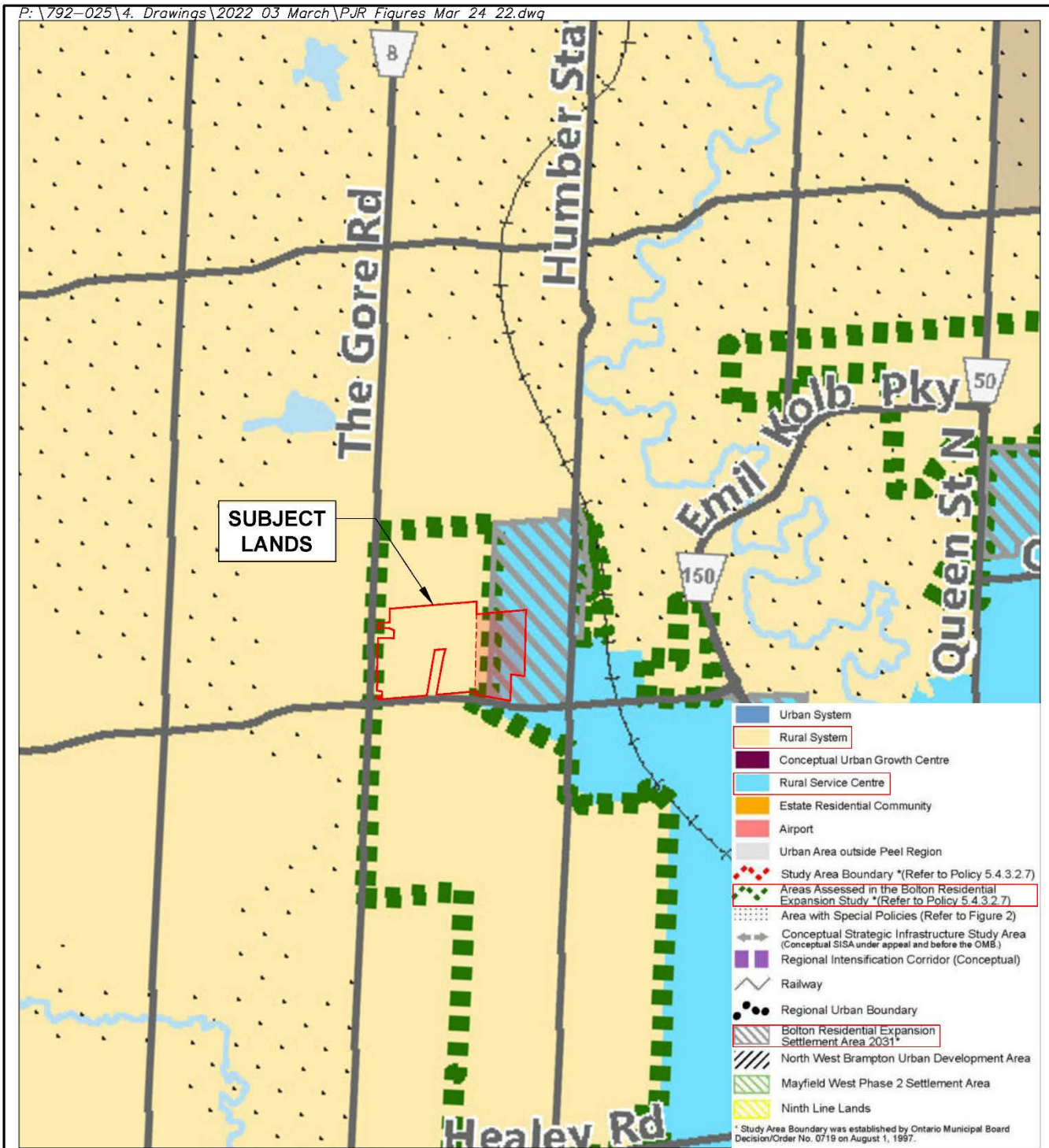


FIGURE 2
REGION OF PEEL OFFICIAL PLAN
SCHEDULE 'D' REGIONAL
STRUCTURE PER ROPA 30

LEGEND

- Red Outline: Subject Lands
- Red Diagonal Lines: Portion of Subject Lands Proposed to be Severed


Scale: N.T.S.
March 24, 2022

Part of Lot 11, Concession 4
Geographic Township of Albion, Town of Caledon,
Regional Municipality of Peel

We note that the Region of Peel is presently completing a Municipal Comprehensive Review ('MCR', referred to as the 'Peel 2051+ initiative') process that will culminate in a Regional Official Plan Amendment ('ROPA') to ensure the ROP conforms to the 2051 planning horizon of Provincial Plans and implements key policy recommendations. We note that the Peel 2051+ initiative, as presented in the Regional Official Plan Amendment ('ROPA') adopted by Peel Regional Council on April 28, 2022, currently contemplates re-designation of the Subject Lands and surrounding area to 'Urban System' to facilitate contextually appropriate growth and development to occur. **Section 5.6** of this Report provides further detail.

For the purpose of this Report, the September 2021 Office Consolidation of the ROP was reviewed and assessed. The following is a summary of the in-effect Regional policies applicable to the proposal and how they have been addressed. The following analysis also demonstrates how the proposed Official Plan Amendment conforms with the ROP.

Section 3.2 of the ROP contains the Regional policy framework for agricultural lands. In accordance with Schedule B, Prime Agricultural Area of the ROP, the Subject Lands are identified as being located with the Region's 'Prime Agricultural Areas'. The following objectives and policies apply.

It is Regional objectives to:

- '3.2.1.1. *To protect the Prime Agricultural Area for long-term use for agriculture as a natural resource of major importance to the economic viability of the Region, and to support Peel's farmers and agricultural organizations as valuable contributors to the community and the economy of Peel.'*
- '3.2.1.2. *To protect agricultural uses in the Prime Agricultural Area from incompatible activities and land uses which would limit agricultural productivity or efficiency or result in the loss and fragmentation of the agricultural land base.'*

It is the policy of Regional Council to:

- '3.2.2.2 *Promote and protect agricultural operations and normal farm practices in the Prime Agricultural Area.'*
- '3.2.2.6 *Support the identification and protection of localized prime agricultural areas in the area municipal official plans.'*
- '3.2.2.7 *Direct the Town of Caledon, in its official plan, to designate and protect the Prime Agricultural Area as shown on Schedule B.'*

'3.2.2.9. Support the Region's long-term economic prosperity by. Promoting the sustainability of the agri-food sector and by protecting agricultural resources and minimizing land use conflicts.'

'3.2.2.20. Prohibit the Town of Caledon, in its official plan, from permitting lot creation and lot adjustments in the Prime Agricultural Area, unless it is consistent with the Provincial policies.'

In accordance with Schedule B of the ROP and as stated above, the Subject Lands are located within a 'Prime Agricultural Area'.

The proposal supports the above-noted Regional objectives and policies by maintaining the Subject Lands within the Agricultural System and for agricultural uses. Furthermore, the proposal and corresponding Amendment to allow lot creation on the Subject Lands is appropriate since it has been demonstrated above that permission for lot creation on the Subject Lands would result in retained lands (at a size of approximately 54 ha) and severed lands (at a size of approximately 17 ha) which would continue to be capable and sized appropriately for continued agricultural use. This ensures the proposed Amendment is consistent with Provincial policies. The ways in which the proposal is consistent with Provincial policies is further described in Sections 5.1 and 5.2 of this Report above.

Section 5.4 of the ROP contains the Regional policy framework for Rural System lands. As demonstrated in **Figure 2** above, the western portion of the Subject Lands are located within the 'Rural System' component of the ROP. For clarity, the eastern portion of Subject Lands are located within the Bolton Rural Service Centre area, which is a component of the ROP's 'Rural System'. As such, the following apply.

It is Regional objectives to:

'5.4.1.1. To conserve the environmental and resource attributes of the region.'

'5.4.1.3. To promote healthy rural communities that collectively contains living, working and recreational opportunities, and respect the natural environment and resources.'

'5.4.1.5. To direct growth in the Rural System consistent with the policies in this Plan, the area municipal official plans, the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Growth Plan.'

It is the policy of Regional Council to:

'5.4.2.1. Define the Rural System, as shown on Schedule D, to include all lands outside the 2031 Regional Urban Boundary...'

'5.4.2.3. Address the Prime Agricultural Area consistent with the policies in Section 3.2.'

'5.4.2.5. Direct the area municipalities to include more detailed objectives and policies for the Rural System in the area municipal official plans.'

'5.4.2.6. Ensure development proposals within the Rural System are consistent with the objectives and policies in this Plan and the applicable policies in the area municipal official plans, the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Growth Plan.'

The proposed Amendment will contribute to achieving the above-noted Rural System objectives and policies by maintaining the Subject Lands as a component of the Agricultural System. As stated throughout this Report, the proposal does not contemplate removal of the Subject Lands from the Agricultural System, development nor a change in use.

In our opinion, the proposal and corresponding Amendment are appropriate and implement the Regional objectives and policies of preserving designated Prime Agricultural Area lands for agricultural uses, while providing flexibility to enable the potential for two (2) future lots to be held in separate ownership. The future severance of the Subject Lands will facilitate resultant lots that are of sufficient size and configurations to support continued agricultural production.

Furthermore, the proposed Official Plan Amendment will facilitate lot creation permission on the Subject Lands in a manner that maintains the intent of the area municipal official plan and Provincial plans.

SUMMARY / CONFORMITY STATEMENT

The Peel Regional Official Plan ('ROP') guides land use planning and development across Peel. The above analysis demonstrates that the proposal conforms to the policies and objectives of the ROP, as amended, by providing for the retention of Prime Agricultural Area lands for agricultural uses. In our opinion, the proposal and corresponding Amendment are in conformity with the applicable policies and objectives of the Peel Regional Official Plan.

5.4 / TOWN OF CALEDON OFFICIAL PLAN, 2018

The Town of Caledon Official Plan ('OP'), as amended, was adopted by Town Council in 1979. Since this time, the OP has been updated via a series of Tribunal Orders, approvals and Official Plan Amendments ('OPAs').

The in-effect OP identifies where and how the Town of Caledon is to grow up to the year 2031 based on a Town Structure (Schedule A1) comprised of various components. The Subject Lands are located within the Prime Agricultural Area component of the Town Structure (see **Figure 3**).

We note that the Town of Caledon is presently completing an Official Plan Review exercise, concurrently with the ongoing Peel 2051+ initiative, that will culminate in a new Town of Caledon Official Plan to ensure it conforms to the 2051 planning horizon of Provincial Plans and implements key policy recommendations. We understand that, in accordance with the draft Future Caledon Official Plan, released in March 2022, the Subject Lands are contemplated for re-designation within the Town's Urban Area and removal from the Agricultural System. **Section 5.6** of this Report provides further detail.

The following is an analysis of the applicable in-effect OP policies and an evaluation of how the proposal and corresponding Official Plan Amendment serve to implement Provincial and Regional policy.

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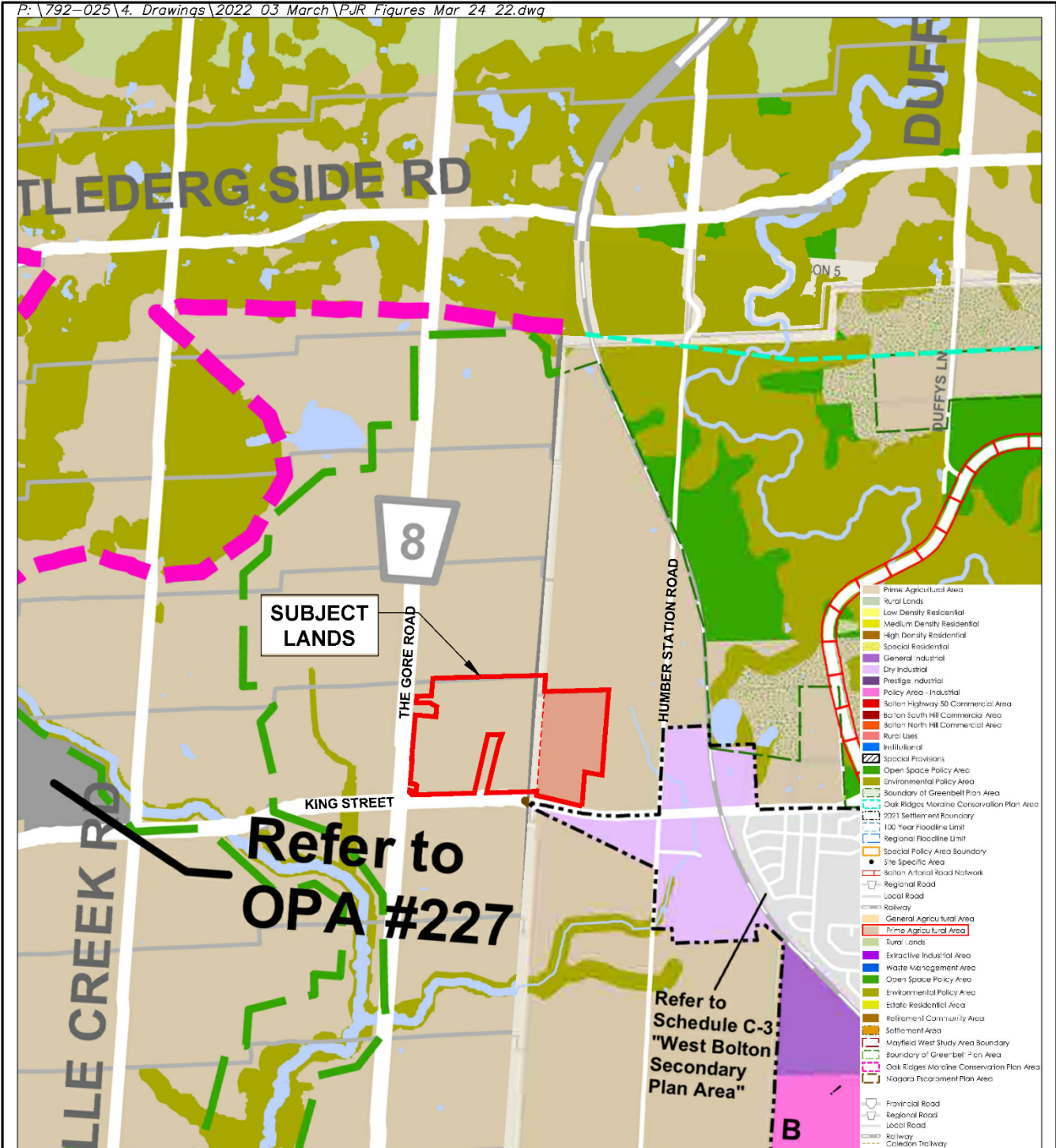


FIGURE 3
TOWN OF CALEDON OFFICIAL PLAN, SCHEDULE A - TOWN STRUCTURE

Part of Lot 11, Concession 4
Geographic Township of Albion, Town of Caledon,
Regional Municipality of Peel

LEGEND

- Subject Lands
- Portion of Subject Lands Proposed to be Severed



Scale: N.T.S.
March 24, 2022

Chapter 4 of the OP establishes the policy framework for how growth is to be managed. Specifically, growth is to be directed to key components of the Town Structure including the Rural Service Centres, Villages, Hamlets, Industrial / Commercial Centres and the Palgrave Estate Residential Community areas. Collectively, these areas are to accommodate the majority of Caledon's future growth. The following policies apply.

'4.1.3. The Prime Agricultural Areas and General Agricultural Areas designated on Schedule A, Land Use Plan ...and generally coincides with a relatively large 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 Prime Agricultural Area and General 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.'

As demonstrated on Figure 3, the Subject Lands are located within the Prime Agricultural Area land use designation of the Town Structure. As such, the proposal complies with the above-noted policy objectives by maintaining the Site's Prime Agricultural Area land use designation and preserving the lands for agricultural uses. An analysis of how the proposal and corresponding Official Plan Amendment serve to further implement the Town's land use policies contained in Section 5.1 of the Official Plan is provided below.

Chapter 5 of the OP establishes the policy framework for how lands are to be used. More specifically, the OP establishes a series of policies based on land use designations. The Subject Lands are designated 'Prime Agricultural Area' (Schedule A, Land Use Plan; see **Figure 3**). In order to facilitate a future proposal for lot creation on the Subject Lands, the corresponding Official Plan Amendment seeks to permit a future severance of Prime Agricultural Area lands on a site specific basis for the Subject Lands. The following policies apply.

'5.1.1.3.1. To protect and promote agricultural uses and normal farm practices in the Prime Agricultural Area as permitted by the Official Plan.'

'5.1.1.4. Permitted uses in areas designated as the Prime Agricultural Area shall primarily be for agricultural uses and high impact agricultural uses.'

The Subject Lands are designated 'Prime Agricultural Area' by the in-effect Official Plan. As stated throughout this Report, the proposal does not contemplate development nor a change in use. As such, the proposal and corresponding Official Plan Amendment comply with the above-noted objectives and policies through the maintenance of the Subject Lands within the Prime Agricultural Area of the Town and through the continued use of the lands for agricultural purposes.

'5.1.1.6.1. Farm parcel size shall be large enough to facilitate flexible and viable farm operations over the long-term while providing for flexibility as the nature of farm operations evolve. Farm operations should be of sufficient size to permit the carrying out of a variety of agricultural uses. ...'

'5.1.1.15.1. New lot creation, in the Prime Agricultural Area, will generally be discouraged in order to limit fragmentation and conserve large parcels of land for agricultural uses as promoted by this Plan, and shall be subject to 5.1.1.15.3 of this plan and shall be subject to provisions in the Zoning By-law to regulate the nature and scale of new lots. ...'

'5.1.1.15.2. Consents for severances in accordance with Section 6.2.10 will only be permitted for:

- a) Farm consolidations or the enlargement of existing farm operation lots and that do not create a separate building lot or an undersized lot;*
- b) A residence surplus to a farming operation following consolidation subject to Section 5.1.1.15.5; and,*
- c) Minor lot line adjustments subject to Sections 5.1.15.6 and 5.1.1.15.7; and*
- d) An Agriculture-related Commercial or Agriculture-related Industrial Use subject to 5.1.1.10 and a rezoning to an appropriate zone.'*

The proposed Official Plan Amendment seeks to add the following site specific policy under Section 5.1.1.15 in the OP, as follows:

'5.1.1.15.XX. Notwithstanding the Prime Agricultural Area designation shown on Schedule A, and Land Use Planning policies applicable to that designation, particularly policies contained in Sec. 5.1.1.15.2, a consent for the creation of a new lot (resulting in retained lands of approximately 37 ha and severed lands of approximately 17 ha) shall be permitted for Part of Lot 11, Concession 4 (ALB.), Town of Caledon.'

5.5 / ZONING

The proposal and corresponding Official Plan Amendment have been planned and designed to introduce a site-specific exemption that will permit new lot creation on the Subject Lands. We note that the proposed Amendment to the Official Plan specifically seeks to introduce a site specific policy permission to allow lot creation on these lands in the future. It is important to note that the proposed lot fabric for the future severed and retained lands are both of sufficient size and configuration to be capable for continued agricultural uses and will continue to facilitate and support farm practices.

SUMMARY / CONFORMITY STATEMENT

The Town of Caledon Official Plan ('OP'), as amended, guides land use planning and development across the Town. The above analysis demonstrates that the proposed Amendment to permit lot creation on the Subject Lands conforms to the policies and objectives of the OP, as amended, by maintaining the Subject Lands for agricultural uses and by demonstrating that the proposed severed and retained parcel fabrics are sized to ensure continued agricultural capability on the Subject Lands. Therefore, the proposal and corresponding Official Plan Amendment serve to implement the applicable policies and objectives for 'Prime Agricultural Area' lands of the Town of Caledon Official Plan.

The Subject Lands are partially subject to the Town of Caledon Zoning By-law 2006 – 50 ('By-law 2006 – 50') and partially subject to a Minister's Zoning Order, Ontario Regulation 171/21 (O. Reg. 171 / 21). For clarity, O. Reg 171 / 21 currently zones the eastern quadrant of the Subject Lands as 'Mixed Use Residential Zone', while By-law 2006-50 currently zones the balance of the Subject Lands as 'Agricultural (A1)' (see **Figure 4**).

The 'Mixed Use Residential Zone' permits a range of residential and commercial uses, while the A1 Zone recognizes current conditions and permits a range of agricultural and agricultural-related uses. The A1 Zone also requires each lot to have a minimum lot area of 8 hectares and a minimum lot frontage of 120 metres. As demonstrated on the accompanying Concept Plan, the retained lands and severed lands comply with both the minimum lot area and minimum lot frontage zoning provisions. Furthermore, given that the proposal does not contemplate development and the existing conditions are to be retained, it is our opinion that the proposal is permitted and complies with the in-effect zoning standards.

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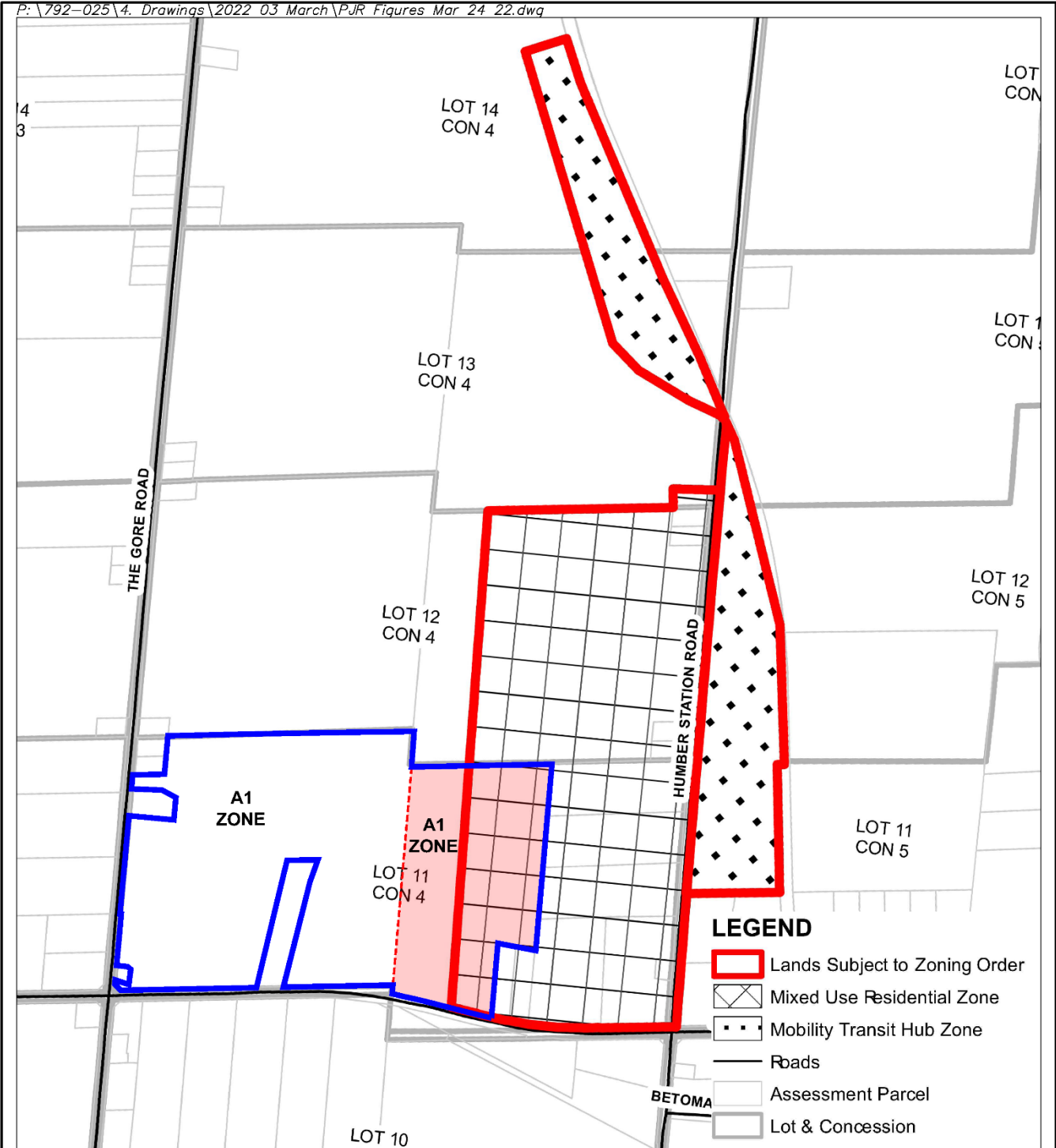


FIGURE 4
MAP NO. 28 TO MZO PER ONTARIO
REGULATION 171/21 AND
TOWN OF CALEDON ZONING
BY-LAW 2006-50

Part of Lot 11, Concession 4
Geographic Township of Albion, Town of Caledon, Regional Municipality of Peel

LEGEND

- Subject Lands
- Portion of Subject Lands Proposed to be Severed



Scale: N.T.S.
March 24, 2022

5.6 / EXISTING & EMERGING POLICY CONSIDERATIONS

As mentioned throughout this Report, the in-effect policy and regulatory framework is changing. This includes the ongoing Peel 2051+ initiative (see **Figure 5**), the ongoing Region of Peel Major Transit Station Area ('MTSA') Study, the ongoing Town of Caledon Official Plan Review initiative, the planned Macville Community Secondary Plan and Interim Control By-law No. 2021 – 92 to name a few.

As demonstrated in **Figure 6**, the Subject Lands are partially subject to forthcoming policy changes. More specifically, the eastern segment of the Site is located within the proposed Bolton GO MTSA, within the proposed Macville Community Secondary Plan area (see **Figure 7**), and is subject to Interim Control By-law No. 2021-92. Given this, these above-noted evolving policy considerations have been considered. A summary of these considerations is provided below.

Peel 2051+ Initiative

The Region of Peel is presently completing a Municipal Comprehensive Review ('MCR', referred to as the 'Peel 2051+ initiative) process. When complete, this initiative will culminate in a series of Regional Official Plan Amendments ('ROPAs') that will modify the policy permissions for lands across Peel, including the Subject Lands.

In accordance with the ROPA adopted by Peel Regional Council on April 28, 2022, we understand that the Subject Lands are contemplated for redesignation as part of a Settlement Boundary Expansion Area ('SABE'). More specifically, the proposed SABE is to add lands surrounding the Bolton Rural Service Centre area to the Region of Peel's Urban System area (see **Figure 5**) to facilitate future, contiguous development that supports the achievement of complete community objectives, in proximity to the planned Caledon GO Station.

As demonstrated in **Figure 5**, the Subject Lands are identified as a candidate location for inclusion. Once adopted, the SABE would remove the Subject Lands from the Provincial Agricultural System and would add them to the 2051 Urban Area to facilitate future compact, mixed use development.

The proposed Amendment to facilitate lot creation at this time will create a parcel of land that will be available for future land development in conformity with these emerging policy directives.

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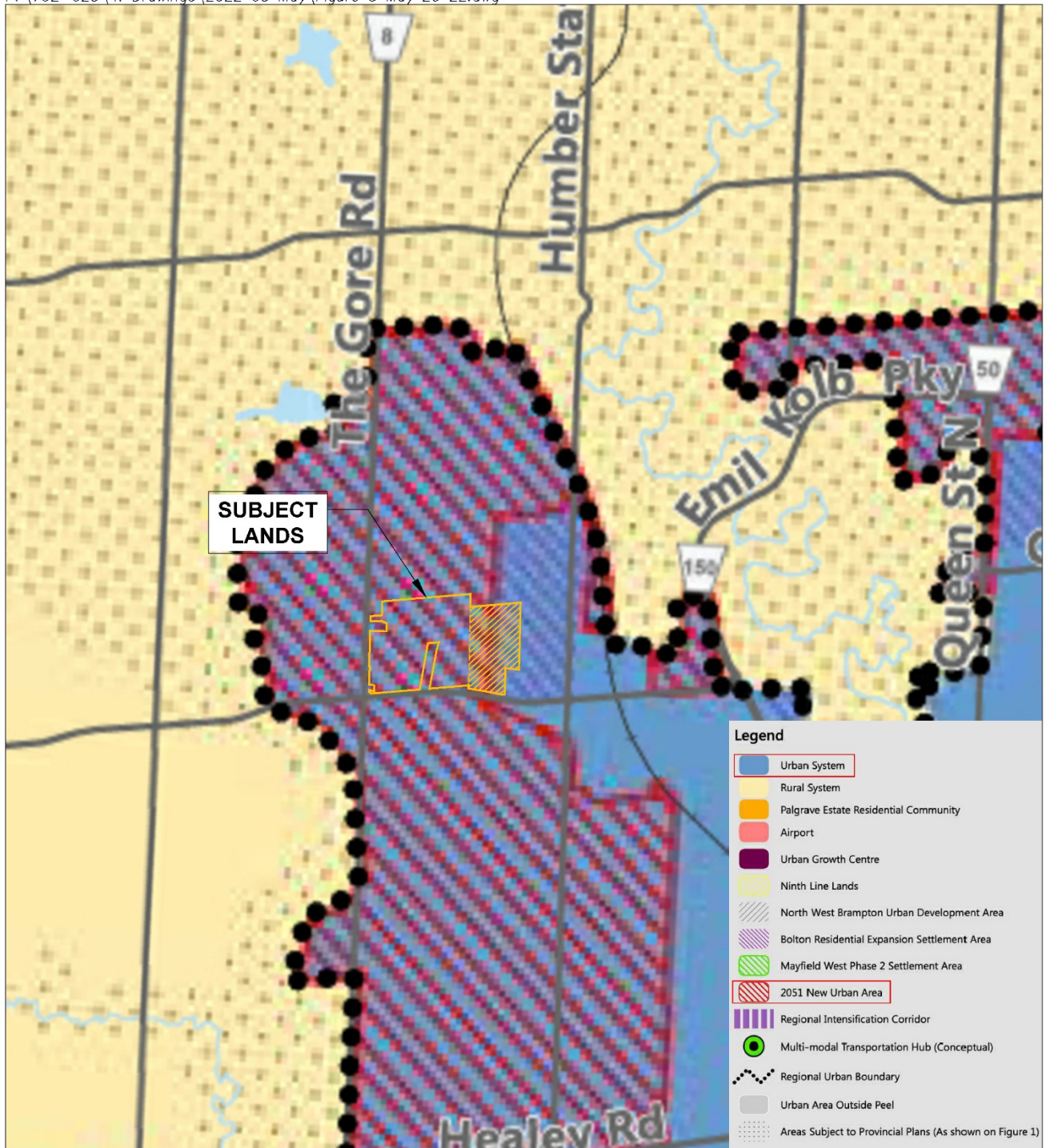


FIGURE 5
REGION OF PEEL OFFICIAL PLAN
SCHEDULE 'E-1' REGIONAL
STRUCTURE

Part of Lot 11, Concession 4
Geographic Township of Albion, Town of Caledon,
Regional Municipality of Peel

LEGEND

- Subject Lands
- Portion of Subject Lands Proposed to be Severed



Scale: N.T.S.
May 5, 2022

P:\792-025\4. Drawings\2022_03 March\Figure 6 Mar 24 22.dwg

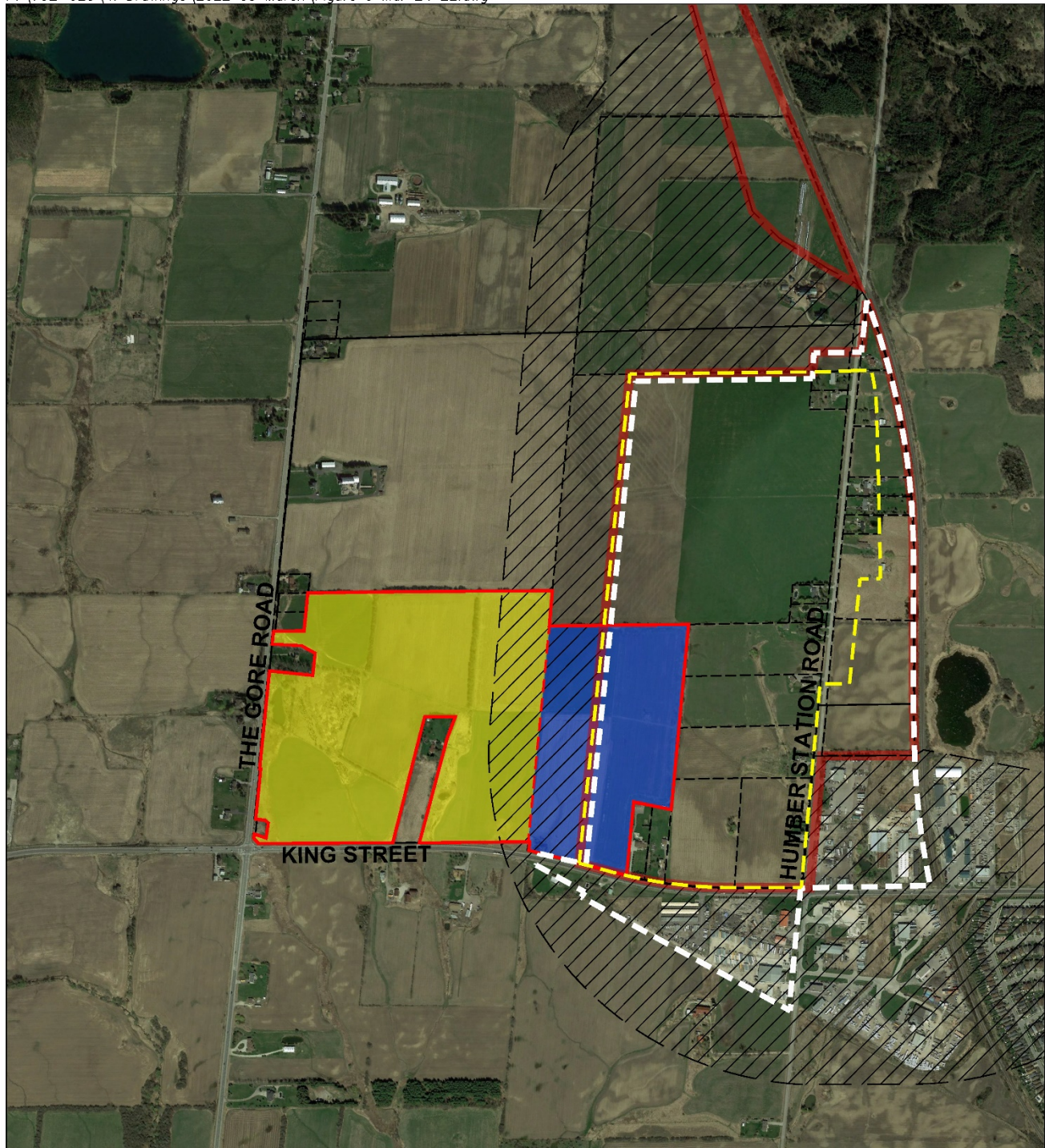


FIGURE 6
EXISTING AND EVOLVING
POLICY CONSIDERATIONS

Part of Lot 11, Concession 4
Geographic Township of Albion, Town of Caledon,
Regional Municipality of Peel

LEGEND

- Subject Lands - 54.06ha (133.59ac)
- Portion of Subject Lands
Proposed to be Severed - ±17.69ha (43.71ac)
- Ministry Zoning Order Limits
- ROPA 30 Limits
- Major Transit Station Area (MTSA) Limits
- Interim Control By-Law Limits



Scale: N.T.S.
March 24, 2022

Region of Peel MTSA Study

As a component of the Peel 2051+ initiative, the Region of Peel has completed a MTSA Study ('Study'). The Study culminated in the delineation of 91 MTSAs of varying size across Peel. Additionally, the proposed MTSAs have been incorporated in the comprehensive growth management-related ROPA adopted by Regional Council on April 28, 2022. Should this ROPA receive approval from the Province of Ontario, the limits of MTSAs across Peel will be established. More specifically, these MTSA areas will be recognized as lands where development is to be directed across Peel, in compliance with Provincial Plans and objectives.

As demonstrated on **Figure 6**, the Subject Lands are identified as being partially located within the proposed Bolton GO MTSA.

The Bolton GO MTSA has been identified as a Primary MTSA in the Regional Official Plan adopted by Regional Council, and is centred on the planned Caledon GO Station and is to achieve a minimum density target of 150 residents and jobs per hectare, in accordance with A Place to Grow.

Once approved by the Province of Ontario, the lands within the Bolton GO MTSA will be established as being appropriate and desirable locations for higher density, compact, mixed-use development to occur. Therefore, it is reasonable that the portion of the Subject Lands within the

Bolton GO MTSA boundary are an appropriate and desirable location to accommodate compact, mixed-use, transit-supportive to support the achievement of Provincial, Regional and local policy objectives.

The proposed Amendment to facilitate lot creation at this time will create a parcel of land that will be available for future land development in conformity with these emerging policy directives.

Town of Caledon Official Plan Review

The Town of Caledon is presently completing an Official Plan Review (referred to 'Future Caledon') process concurrently with the Peel 2051+ initiative. When complete, the Town's Future Caledon process will culminate in a new Official Plan that will modify policy permissions for lands across the Town, to be in conformity with Provincial and Regional Plans.

In accordance with the draft Official Plan released in March 2022, the Subject Lands are identified as being removed from the Agricultural System and are to be located within the Town's Bolton Rural Service Centre area. Given this, the Subject Lands are identified as an appropriate and desirable location for future compact development to occur as further outlined in the future Macville Community Secondary Plan. The proposed

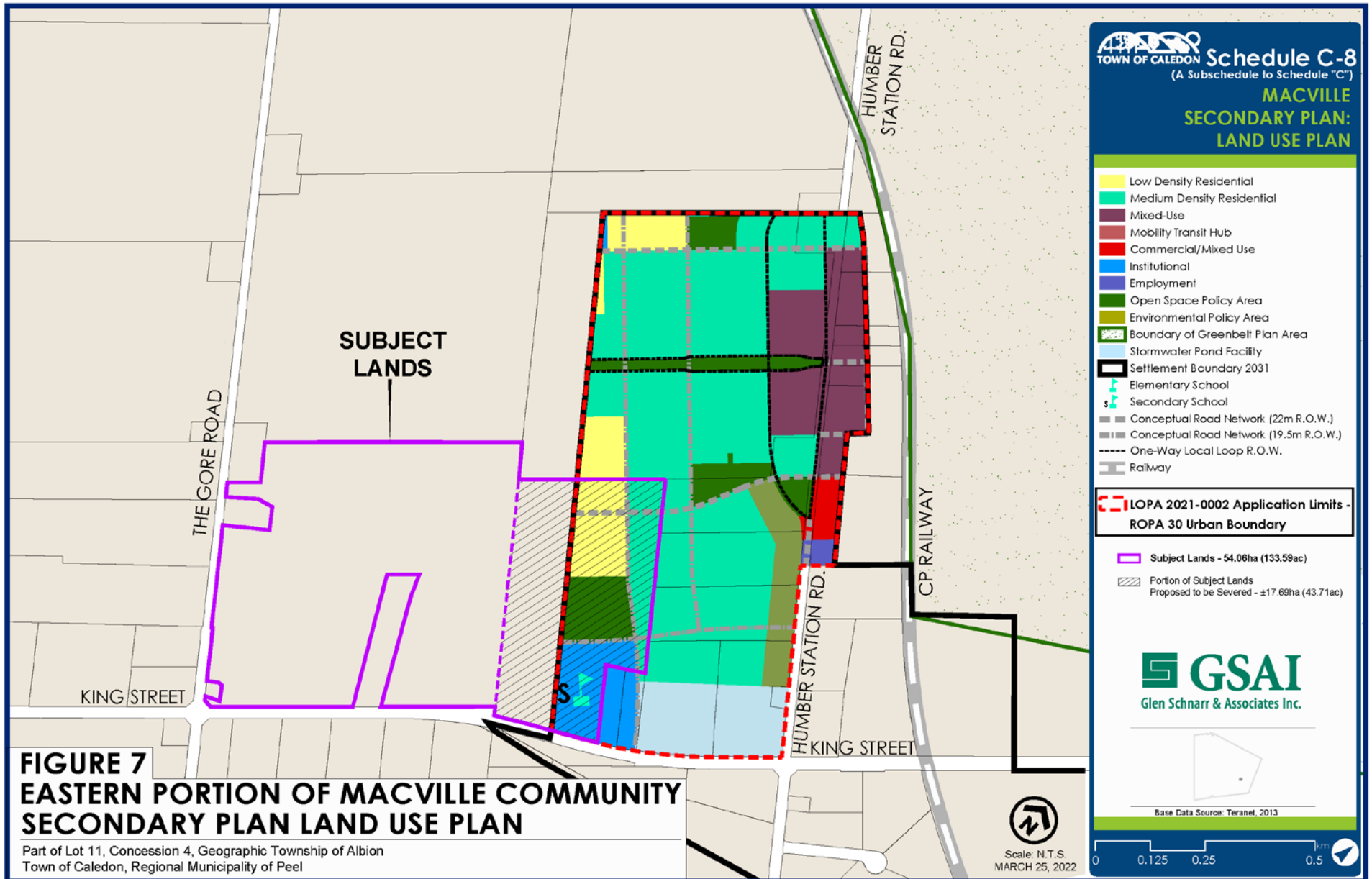
Amendment to facilitate lot creation at this time will create a parcel of land that will be available for future land development in conformity with these emerging policy directives.

Proposed Macville Community Secondary Plan

As stated above, the Subject Lands are identified as being located within the proposed Macville Community Secondary Plan area.

Overall, the proposed Macville Community Secondary Plan is being planned and designed to facilitate compact, mixed-use, pedestrian-oriented, transit-supportive and sustainable development within walking distance of the planned Caledon GO Station. A broad range and mixture of land uses and built forms are contemplated to facilitate the creation of Macville as a vibrant, complete community. Once adopted, the Macville Community Secondary Plan will modify policy permissions and permit a range of uses on the Subject Lands (see **Figure 7**).

The proposed Amendment to facilitate lot creation at this time will create a parcel of land that will be available for future land development in conformity with these emerging policy directives.



Interim Control By-law

In December 2021, Interim Control By-law ('ICBL') No. 2021 – 92 was passed. The ICBL was enacted to prohibit the following (and not our proposed OPA):

- a) The use of any land, building or structure for any purpose whatsoever except for a use that lawfully existed on the date of the passage of this By-law as long as it continues to be used for such purpose;
- b) Registration of any draft plan of subdivision, except where the draft plan has been Draft Approved as of the date of passing of this By-law;
- c) The construction, alteration or expansion of any building or structure, except where a Building Permit application filed in accordance with the Ontario Building Code Act was complete on or before the date of the passage of this By-law;
- d) Receive approval of a consent application or register a certificate of consent, except where the proposed consent does not establish a new lot.

We note that the above-noted restrictions apply to lands within the ICBL area for a period of one (1) year to enable Town Staff to complete a land use study for the lands within the proposed Bolton GO MTSA and within the Mayfield West Mobility Hub areas.

As stated above and as demonstrated in **Figure 6**, the Subject Lands are partially located within the proposed Bolton GO MTSA and are therefore partially subject to the ICBL. Currently, the ICBL is in force and effect until December 14, 2022, after which time the ICBL can be extended for a period of one (1) year.

Overall, the ICBL has the effect of preventing a severance application from being advanced given a new lot is to be created. In support of this future severance Application, the Owner has requested that Town Council adopt a Resolution that would exempt the Subject Lands from the ICBL and allow this future severance to occur once a decision on this proposed Amendment is rendered.

6 / SUMMARY & CONCLUSION


As outlined above, the proposed Official Plan Amendment ('OPA') represents an appropriate proposal of site specific policy to facilitate future lot creation that is in keeping with the policies and intent of Provincial Policy (PPS, A Place To Grow), the Peel Regional Official Plan and the Town of Caledon Official Plan. Furthermore, based on the existing physical context and surrounding community, a technical assessment of the proposal as well as an analysis of the proposal within the current policy and regulatory context of the Province, Region and Town, we conclude the following:

1. The proposed Official Plan Amendment represents an appropriate site specific policy for the Subject Lands to facilitate lot creation, given the existing use of the Site and surrounding context;
2. The proposal provides appropriate protections that will contribute to the achievement of Caledon as a compact, sustainable, complete community;
3. The proposed Amendment is consistent with the Provincial Policy Statement, 2020;
4. The proposal conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020;
5. The proposal conforms to the policy directions of the in-effect Peel Regional Official Plan;
6. The proposed development will not create any adverse impacts to the Subject Lands' ability nor the ability of surrounding lands to be used for agricultural purposes; and,
7. The proposal is in keeping with the character and planned context of the Macville community and it provides an opportunity to retain and preserve Agricultural System lands for agricultural uses at this time. Additionally, the proposal upholds the overall Town Structure set out in the Town of Caledon Official Plan and further implements the objectives for Prime Agricultural Areas.

Accordingly, we conclude that the proposed Amendment is appropriate, represents good planning and implements the Provincial, Regional and Town vision for the Subject Lands.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.


Karen Bennett, MCIP, RPP
Partner


Stephanie Matveeva, MCIP, RPP
Associate

APPENDIX I / *Draft Official Plan Amendment*

AMENDMENT NO. XX

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 the following text constitutes Amendment No. **XX** to the Official Plan for the Town of Caledon.

AMENDMENT NO. XX

TO THE

OFFICIAL PLAN FOR THE TOWN OF CALEDON PLANNING AREA

PART A – THE PREAMBLE

Purpose of the Amendment:

The purpose of this Amendment is to apply site specific policy permission to permit lot creation through an Application for Consent in the Prime Agricultural Area, to facilitate the severance of approximately 17.69 ha (44 acres) of lands from a 54.06 ha (133.59 ac) farm in the Town of Caledon.

Location:

The lands subject to the Amendment are indicated on Schedule “A” and are legally described as Part of Lot 11, Conc 4., ALB., Town of Caledon. They are located on the north side of King Street, east of the Gore Road, in the Town of Caledon and have a total area of approximately 54.06 ha (133.59 ac).

Basis:

An application for Amendment to the Town of Caledon Official Plan was made in 2022 to apply site specific policy language related to permitting a severance (lot creation) on the subject lands, which are within the Town’s Prime Agricultural Area.

This site specific policy language is required to allow lot creation in the Town’s Prime Agricultural Area.

A future Committee of Adjustment/Land Division Committee Consent (lot creation) Application will follow the Approval of the Amendment.

PART B – THE AMENDMENT

This part of the document entitled “Part B – The Amendment” and consisting of the following text constitutes Amendment No. XX to the Official Plan for the Town of Caledon.

Details of the Amendment:

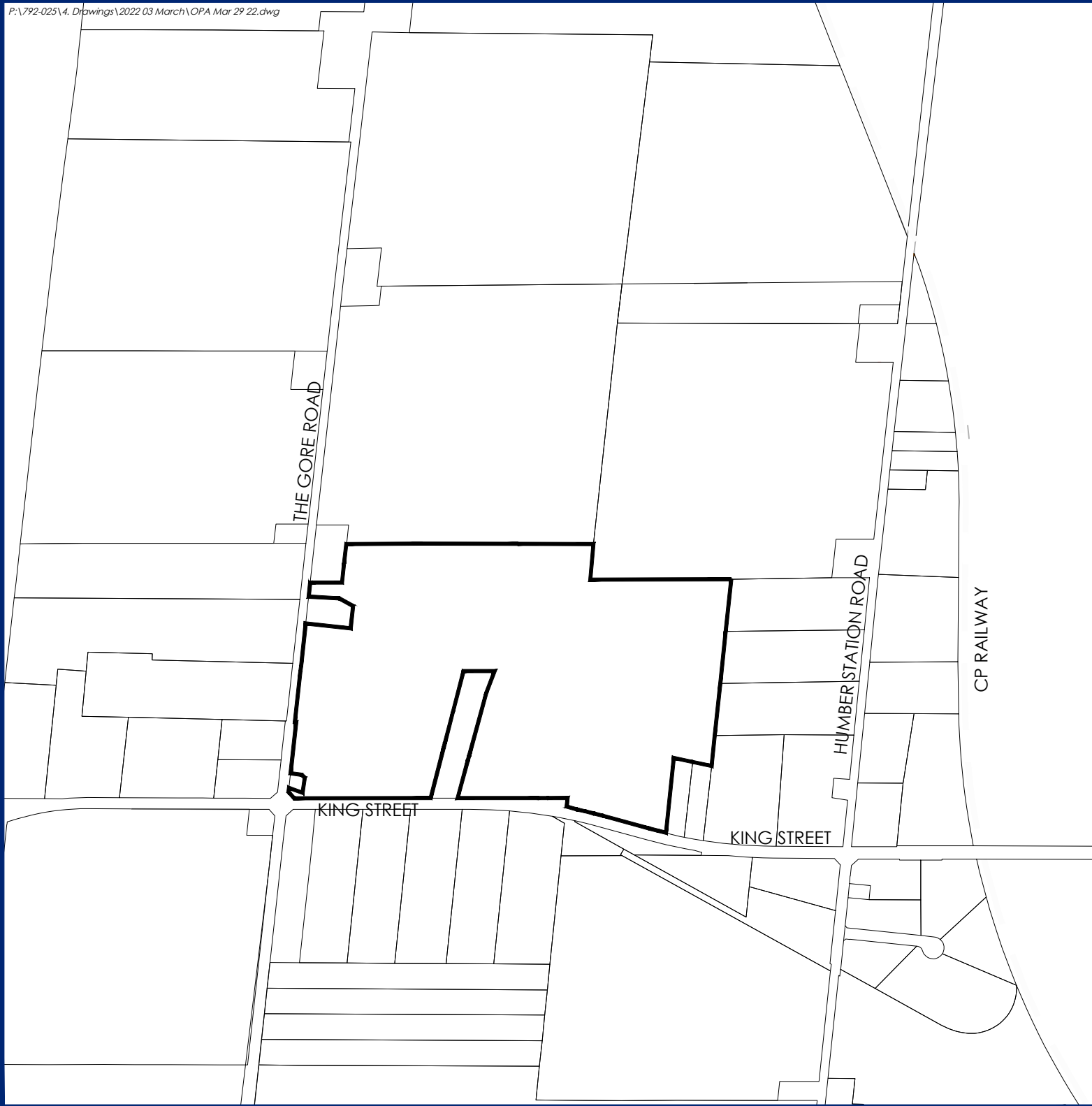
1. Section 5.1.1.15 is amended by adding the following subsection:

“5.1.1.15.XX: Notwithstanding the Prime Agricultural Area designation shown on Schedule A, and Land Use Planning policies applicable to that designation, particularly policies contained in Sec. 5.1.1.15.2, a consent for the creation of a new lot (resulting in retained lands of approximately 37 ha and severed lands of approximately 17 ha) shall be permitted for Part of Lot 11, Concession 4 (ALB.), Town of Caledon.”



SCHEDULE A OPA No. XX

 Subject Lands



**Part of Lot 11, Concession 4,
Geographic Township of Albion**

