

Inglewood Secondary Plan

34.1 Introduction

34.1.1 Purpose

The Inglewood Secondary Plan sets out a planning framework for development within the Village of Inglewood settlement boundary. In addition to the policies of Future Caledon, this Secondary Plan includes policies on design, land use designations, parks and open space, mobility, and servicing and infrastructure to guide the development of this community. The Village of Inglewood is also identified as a Minor Urban Centre in the Niagara Escarpment Plan, as shown on Schedule B3b, Land Use Designations Niagara Escarpment Plan.

34.1.2 Vision

The Inglewood Secondary Plan intends to protect established Village character, landscape and natural and cultural heritage features, while ensuring new development enhances the community features that are important for this community. New development should provide for a variety of housing types and be well integrated with the existing community.

34.1.3 Objectives

The objectives of this secondary plan are to:

- a) allow for moderate growth within the community that is compatible with the character of the existing Village.
- b) provide for a range of housing types and tenures, that is compatible with the character of the existing Village.
- c) identify and protect, as appropriate, cultural heritage and archaeological resources, including heritage buildings, existing historic farm clusters and hedgerows, and significant landscape features and views.
- d) provide for a system of open spaces, trails and pedestrian walkways that connect the Village and the Caledon Trailway.
- e) provide wastewater servicing by municipal system or private communal systems, if feasible, rather than individual on-site systems.

General Policies

34.2 Design

- a) All *development* will recognize the existing built form context and protect the character of the settlement and its built heritage resources and cultural heritage landscapes. In this regard, new *development* will respect and reinforce:
 - i) height, massing, and scale of nearby buildings;
 - ii) average setbacks of buildings from the street;
 - iii) prevailing side and rear yard setbacks;
 - iv) landscaped open space patterns;
 - v) size and configuration of lots; and,
 - vi) existing street pattern.
- b) Commercial development will be compatible with the character of the surrounding community and any existing heritage streetscape including:
 - i) established pattern of uses and setbacks on the street;
 - ii) profile and the general massing of surrounding buildings;
 - iii) general physical orientation of existing buildings; and,
 - iv) heritage landscape qualities of the street.

34.3 Transportation and Mobility

- 34.3.1 Interconnections between the internal road network of the existing community and the Areas, as shown conceptually on Schedule H34a, are to be established through the detailed design of each site.
- 34.3.2 Additional connections between the internal road networks of the Areas identified on Schedule H34a, and McLaughlin Road, as shown conceptually on Schedule H34a, are to be encouraged, subject to engineering and safety considerations.
- 34.3.3 Direct driveway access will be permitted onto McLaughlin Road from lands within the settlement boundary, subject to engineering and safety considerations.

- 34.3.4 The Town will aim to improve on-street parking within the mixed use area, and to provide additional on-street or communal parking areas as opportunities arise to serve both the mixed use area and the Caledon Trailway.
- 34.3.5 Notwithstanding Section 11.7, where existing site constraints limit the potential for on-site parking for new mixed-use developments, the Town may consider alternative mechanisms for providing parking for the development, such as cash-in-lieu contributions, subject to the provisions of this Plan and the zoning by-law. Any reduction of existing on-street parking will be strongly discouraged.
- 34.3.6 The Town may explore opportunities to establish community gateway features at the north and south end of the Village, as shown conceptually on Schedule H34a, in co-operation with developers, residents and local service groups.
- 34.3.7 The Town may explore opportunities to provide alternate emergency vehicle access into Inglewood in case flooding blocks the existing road system into the community.

34.4 Infrastructure

- 34.4.1 Infrastructure will be permitted in conformity with Chapter 12 of this Plan and applicable master plans, servicing strategies, policies, by-laws and guidelines of the Region of Peel.
- 34.4.2 All new development will be planned to avoid unjustified and/or uneconomical expansion of this infrastructure and/or the provision of municipal water and sewer services.
- 34.4.3 Development within the Rural Neighbourhood Areas identified on Schedule H34a, will be serviced by municipal or private communal water and wastewater services in accordance with the Town of Caledon and Region of Peel requirements.
- 34.4.4 The Town and the Region of Peel should explore all reasonable mechanisms to facilitate the extension of municipal wastewater servicing to the historic Village core in order to address identified and potential environmental impacts and health concerns.

Natural Environment System, Parks and Open Space

34.5 Parks, Open Spaces, and Public Realm

- 34.5.1 New trails within the community will be developed primarily on lands designated Parks and Open Space Area, but may also be located along roads, and will be connected, as appropriate, to the external trail system.

- 34.5.2 The detailed design and construction standards for the Trans Canada Trail Link, as shown on Schedule H34a, shall be determined and implemented through the review and approval of adjacent developments, to the satisfaction of the Town.
- 34.5.3 Stormwater management facilities and infrastructure will be permitted within lands designated Parks and Open Space Area, provided such facilities and infrastructure are built in accordance with the policies of this Plan, and other Town of Caledon and Region of Peel plans and standards.

Land Use Designations

34.6 General

- 34.6.1 Lands designated Natural Features and Areas, Supporting Features and Areas, and Parks and Open Space on Schedule H34a, Schedule H34b and Schedule H34c will be developed in accordance with Chapter 13 and Chapter 14 of the Official Plan.
- 34.6.2 Any development in Natural Features and Areas that is designated Escarpment Natural Area on Schedule B3b will conform with Escarpment Natural Area policies contained in the Niagara Escarpment Plan.

34.7 Rural Neighbourhood Area Designation

The Rural Neighbourhood Area designation is applied to areas that are planned to accommodate a range of housing types and forms that are appropriate in the Village context. In addition to housing, these areas may accommodate other uses appropriate in a rural village.

34.7.1 Objectives

The planning objectives for the Rural Neighbourhood Area designation are to:

- a) provide for a range of residential uses that are compatible with the existing community;
- b) promote a range of housing types, tenure and affordability to promote accessible, affordable, adequate and appropriate housing for all socio-economic groups;
- c) ensure Inglewood has a mix of complementary and compatible land uses, encouraging a walkable community.

34.7.2 Permitted uses

Permitted uses may include:

- a) residential dwellings;
- b) *additional residential units* in accordance with Part C of this Plan;
- c) home occupations in accordance with section 8.5;
- d) open space uses;
- e) *public service facilities*;
- f) small-scale institutional uses;

Permitted uses will be subject to meeting servicing and other requirements as set out in this Plan.

34.7.3 Development Policies

- a) Development proponents will be required to carry out studies and investigations as deemed necessary by the Town and other relevant agencies. The specific scope and extent of studies will be determined through pre-consultation between the proponent and relevant agencies.
- b) New *development* should provide the appearance of frontage onto McLaughlin Road, where feasible, through such measures as architectural design, site layout and landscaping.
- c) Four Rural Neighbourhood Areas identified A-D, as noted on Schedule H4, have been identified to provide further detail regarding development in these areas.

34.7.4 Area A

Notwithstanding the policies of Section 34.7.2, the following policies will apply to Area A, as identified on Schedule H4:

- a) Permitted uses
 - i) single-detached residential dwellings;
 - ii) *additional residential units* in accordance with Part C of this Plan;
 - iii) home occupations in accordance with section 8.5;

- iv) open space uses.
- b) A maximum of 48 residential lots may be permitted. Lots may be serviced by individual septic systems, subject to appropriate environmental controls, to the satisfaction of the Town of Caledon.
- c) A mix of lot sizes will be required, with a minimum lot size of 0.48 hectares.
- d) The internal road system within Area A will connect with adjacent developments and McLaughlin Road, as shown conceptually on Schedule H4.
- e) The retention of the existing heritage farm houses, structures and hedgerows within Areas A and B is strongly encouraged and will be promoted through the review and approval of draft plans of subdivision for new development.

34.7.5 Area B

Notwithstanding the policies of Section 34.7.2, the following policies will apply to Area D:

a) Permitted uses

Permitted uses may include:

- i) single-detached residential dwellings;
- ii) home occupations in accordance with section 8.5;
- iii) institutional uses including a hospice facility.
- b) A mix of lot sizes, generally ranging from 0.5 to 1.2 hectare may be permitted, subject to servicing requirements, to the satisfaction of the Town and Region of Peel.
- c) Access to individual lots will be through internal roads.

34.7.6 Area C

Notwithstanding the policies of 34.7.2, the following policies will apply to Area C:

a) Permitted uses

Permitted uses may include:

- i) single-detached residential dwellings;
 - ii) *additional residential units* in accordance with Part C of this Plan;
 - iii) home occupations in accordance with section 8.5;
 - iv) open space uses; and,
 - v) small-scale institutional uses.
- b) The gross density for Area C will not exceed an overall average density of 7.7 units per gross hectare.
- i) Gross density is based on the land area that is proposed to be developed for residential uses, inclusive of local right-of-ways, parks, school sites and Open Space Policy Areas, and exclusive of Environmental Policy Areas and road widening requirements along McLaughlin Road.
- c) A mix of lot sizes, generally ranging from 0.06 to 0.25 hectares will be required.
- d) Prior to development being approved in this Area, the proponent will be required to demonstrate that the proposal does not prejudice the potential development of the lands designated Special Study Area to the west of the site, as shown on Schedule H4.
- e) The internal road system within Area C will connect with adjacent developments as shown conceptually on Schedule H4.
- f) Alternative forms of housing may be considered within Area C subject to site-specific considerations such as compatibility with adjacent uses and compatibility with Village character.

34.7.7 Area D

Notwithstanding the policies of Section 34.7.2, the following policies will apply to Area D:

- a) This area will have an average lot size of 1.0 hectare.
- b) Access to individual lots will be through internal roads.

34.8 Mixed Use Area Designation

34.8.1 Permitted uses:

- a) Permitted uses may include:
 - i) Rural Neighbourhood Area uses in accordance with Section 34.7
 - ii) small scale commercial uses
- b) Notwithstanding policy 34.8.1, automotive related uses will not be permitted.
- c) Adequate off-street parking and loading spaces are to be provided for all commercial uses.
- d) In general, parking should be located to the side or rear of commercial buildings unless this is not practical due to site constraints.
- e) Impacts on adjacent residential uses should be avoided or mitigated to the greatest extent feasible, to the satisfaction of the Town of Caledon.
- f) Establishment of new uses should generally occur through the sensitive re-use and adaptation of any existing heritage structures. Significant heritage and architectural features should be preserved wherever feasible.
- g) New structures and buildings should be compatible with the heritage character of the area, and architectural drawings may be required as part of the site plan approval process.
- h) All reasonable efforts should be made to preserve existing vegetation and mature trees, and additional landscaping/buffering may be required in accordance with Chapter 7.

34.9 Institutional Area

34.9.1 Permitted uses:

- a) Permitted uses include schools, hospitals, medical offices, government buildings, libraries, long term care, day care centres, cemeteries and places of worship.

34.10 Special Study Area

- 34.10.1 Prior to any development being approved on the lands identified as Special Study Area on Schedule H4, the proponent will carry out all studies deemed necessary by the Town, the Niagara Escarpment Commission, the Region of Peel and the Conservation Authority, in order to determine what residential development potential, if any, exists on the site. In general, the studies will address planning considerations, environmental

protection, water and wastewater servicing, stormwater management, engineering requirements and site access. The exact scope and content of these studies will be determined through pre-consultation between the proponent and the agencies noted above. An Official Plan Amendment and Zoning By-law Amendment will be required prior to any development.

34.11 Site-specific Exception Policies

The following additional policies apply to certain lands within the Inglewood Secondary Plan area. [noted as “Refer to Part H” on Schedule H34a]

- 34.11.1 Notwithstanding the provisions of Chapter 13 regarding permitted uses within Natural Features and Areas, the lands described as West Half Lot 1, Concession 1, known municipally as 104 Maple Avenue, Inglewood, may be used for the purposes of an athletic club having an approximate gross floor area of 750 m².
- 34.11.2 Notwithstanding the provisions of Chapter 13 regarding permitted uses within Natural Features and Areas, the lands described as Part Lot 1, Concession 2, known municipally as 15562 McLaughlin Road, Inglewood may be used for Industrial uses, as permitted in the implementing zoning.

Schedule H34a

Inglewood Community Structure

SCHEDULE 1
TO OPA ____

- ★ Gateway Feature
- 📍 Existing Community Facility
- Part IV Designated Heritage Properties
- Proposed Road
- Active Transportation - Trail System
- Proposed Trail
- Existing Cycling Routes
- Community Improvement Area
- 2051 Settlement Boundary
- Niagara Escarpment Plan Boundary
- Floodplain

Land Use

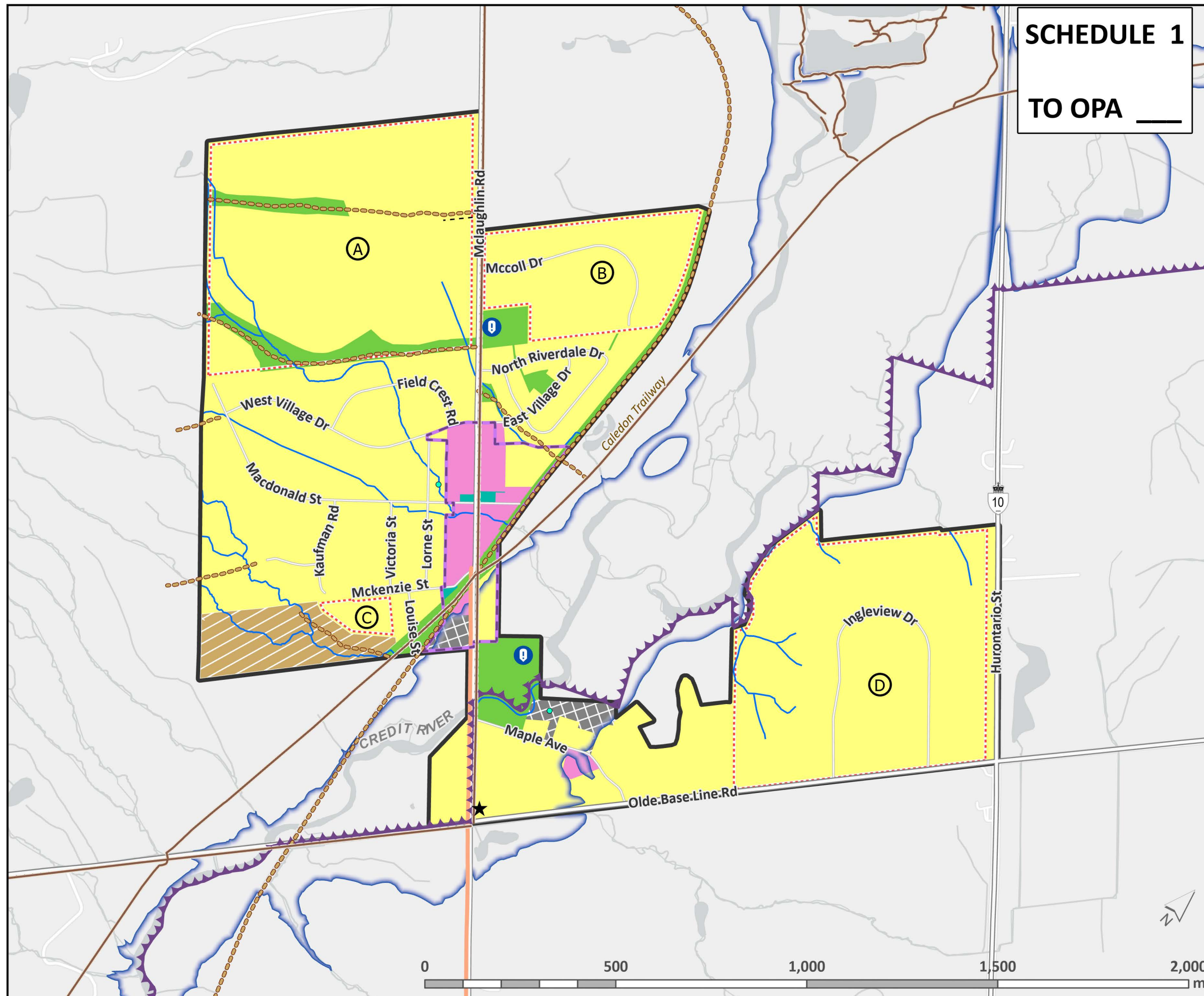
- Rural Neighbourhood
- Neighbourhood Area
- Mixed Use
- Parks and Open Space
- Institutional
- Special Study Area
- Refer to Part H



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Sources: Town of Caledon, Regional Municipality of Peel
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March 2025

This map forms part of the Future Caledon Official Plan of the Town of Caledon and must be read in conjunction with the text, other schedules and secondary plans. The boundaries/alignments of designations on this schedule are approximate and are not intended to be scaled.



Schedule H34b

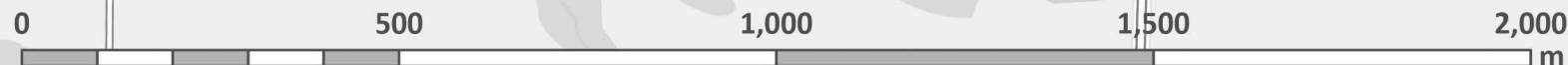
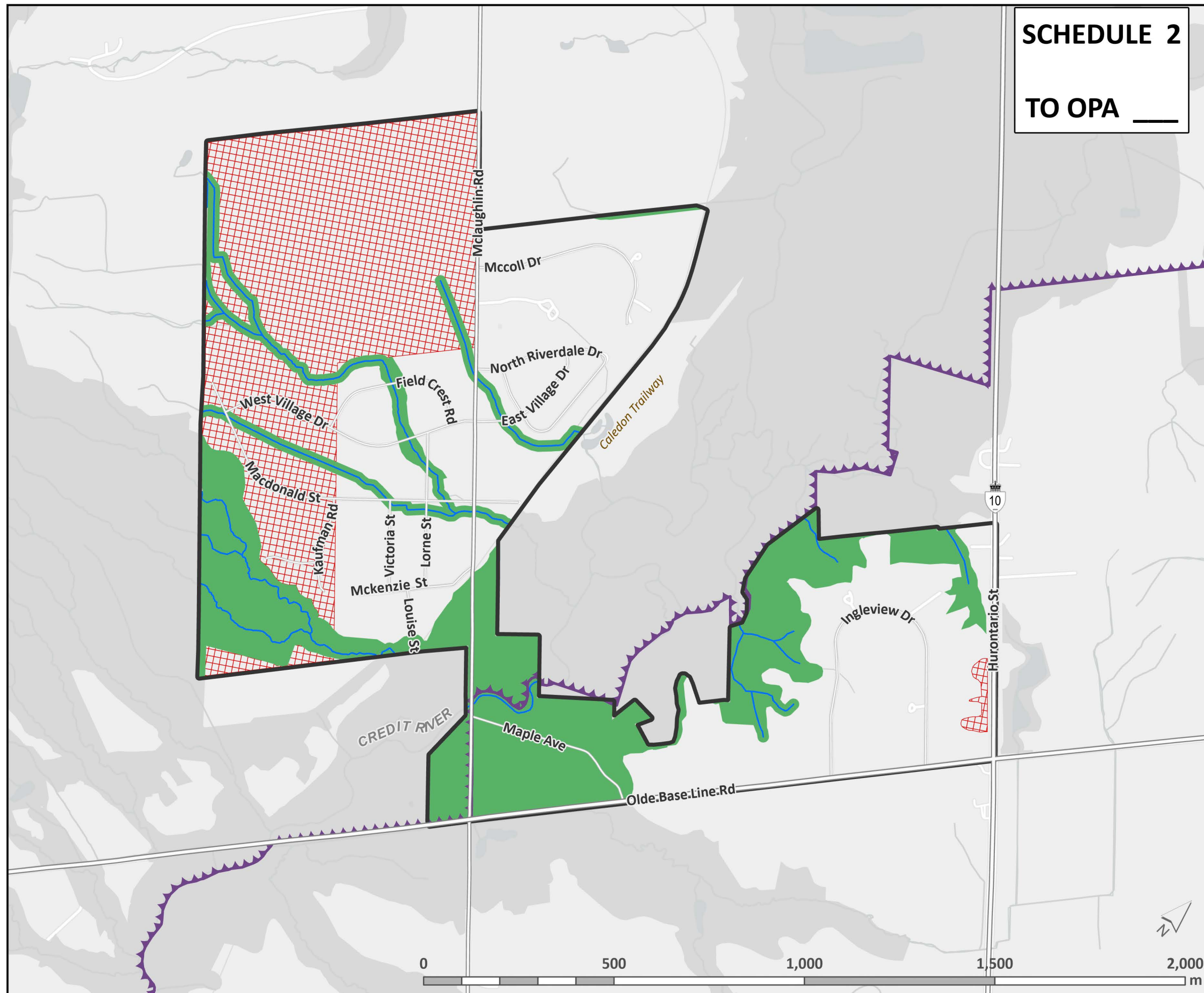
Inglewood Natural Environment System

-  Permanent and Intermittent Streams
-  Lakes
-  Natural Features and Areas
-  Supporting Features and Areas
-  Inglewood Settlement Boundary
-  Niagara Escarpment Plan Boundary



SCHEDULE 2

TO OPA ____



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TOWN OF CALEDON
OFFICIAL PLAN

Schedule **H34c**

Inglewood
Natural and Supporting
Features and Areas

- Inglewood Settlement Boundary
- Niagara Escarpment Plan Boundary
- Niagara Escarpment Plan - Escarpment Protection Area
- Niagara Escarpment Plan - Natural Areas
- Permanent and Intermittent Streams
- Lakes
- Significant Valleylands
- Life Science ANSI
- Environmentally Sensitive Area
- Provincially Significant Wetland
- Other Wetland
- Significant Woodland
- Other Wooded Area



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SCHEDULE 3

TO OPA ____

