

AMENDMENT NO. 270
TO THE OFFICIAL PLAN FOR
THE TOWN OF CALEDON PLANNING AREA

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2023-052

A By-law to adopt Amendment No. 270
to the Official Plan for the Town of Caledon

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

1. Amendment No. 270 to the Official Plan for the Town of Caledon Planning Area shall be and is hereby adopted.

Read three times and finally passed in open Council this 20th day of June, 2023.


Annette Groves, Mayor


Laura Hall, Town Clerk



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. 270 of the Town of Caledon Official Plan.

AMENDMENT NO. 270

OF THE TOWN OF CALEDON OFFICIAL PLAN

PART A - THE PREAMBLE

Purpose of the Amendment:

The purpose of this Amendment is to amend the implementation policies of the Town's Official Plan to include policies on responding to Ministerial Zoning Orders and Community Infrastructure and Housing Accelerator tool requests. This Amendment will also include an update to the Town's policies to reflect the approved Region of Peel Official Plan with respect to growth management and phasing, secondary planning and block plans.

Location:

This Amendment applies to all lands within the limits of The Corporation of the Town of Caledon.

Basis:

The basis for this Amendment is contained in Staff Report 2023-0318, as adopted by Council on June 20, 2023.

The Town has initiated an amendment to the Town of Caledon Official Plan to amend the implementation policies of the Town's Official Plan to include policies on responding to Ministerial Zoning Orders and Community Infrastructure and Housing Accelerator tool requests. This Amendment will also include an update to the Town's policies to reflect the approved Region of Peel Official Plan with respect to growth management and phasing, secondary planning and block planning.

On November 4, 2022, the Ministry of Municipal Affairs and Housing approved the Region of Peel's Official Plan. The Region's Official Plan directs the local municipalities to complete studies or implement policies within their Official Plan related to growth management and secondary plans.

On February 22, 2022, Town Council directed staff to prepare a procedure to review Ministerial Zoning Order (MZO) requests and to include the direction for these requests within the Town's Official Plan Implementation Section.

Following the Motion, the Province released a similar tool known as the Community Infrastructure and Housing Accelerator (CIHA) which gives the Minister of Municipal Affairs and Housing the power to make orders to respond to municipal requests for expedited zoning outside of the Greenbelt Area.

Staff Report 2023-0213 was brought forward to Planning and Development Committee on May 16, 2023, and was ratified by Council on May 30, 2023. This staff report recommended that Council approved the Procedure for Consideration of Ministerial Zoning Order (MZO) and Community Infrastructure and Housing Accelerator (CIHA) Requests. Council supported the recommendation. The Procedure is now in effect.

PART B - THE AMENDMENT

This part of the document, entitled "Part B - The Amendment", and consisting of the following text constitutes Amendment No. 270 of the Town of Caledon Official Plan.

Details of the Amendment

The Town of Caledon Official Plan is amended as follows:

1. Insert a new Section 6.2.1.6, inserting it in numerical order and renumbering all affected sections in numerical order:
 - 6.2.1.6 In accordance with the Region of Peel Official Plan, the Town shall prepare a growth management and phasing strategy for Designated Greenfield Areas and Strategic Growth Areas within the Regional Urban Boundary as depicted in the Region of Peel Official Plan.
2. Insert a new Section 6.2.1.7, inserting it in numerical order and renumbering all affected sections in numerical order:
 - 6.2.1.7 Development and redevelopment shall proceed according to the growth management and phasing policies of the Region of Peel's Official Plan, planned servicing and the Town's growth management and phasing strategy.
3. Amend Section 6.2.3.3 to include a new subsection e), inserting it in alphabetical order and renumbering all affected sections in alphabetical order:
 - e) The conformity of the proposed development and/or redevelopment with Sections 6.2.1.6, 6.2.1.7 and 6.2.4 of the Town's Official Plan; and,
4. Amend Section 6.2.4.1 by deleting the text with strikethrough and adding the text with bold as follows:
 - 6.2.4.1 Secondary Plans may be prepared for specific areas of the Town where it is considered necessary to provide more detailed planning objectives and policies for development activities. Secondary Plans may be prepared for established, ~~or~~ partially developed areas within existing settlement areas within the Town in order to conform to an overall community development concept and approved planning policies. Secondary Plans shall be required for:
 - a) Any undeveloped or partially developed areas within the 2051 New Urban Area and the Bolton Residential Expansion Settlement Area as identified in the Region of Peel Official Plan;
 - b) As part of an expansion to the boundaries of an existing settlement; or,
 - c) As a requirement of a Policy Area designation contained in this Plan.
5. Insert a new Section 6.2.4.2, inserting it in numerical order and renumbering all affected sections in numerical order:
 - 6.2.4.2 Secondary Plans shall be prepared, led and completed by the Town in accordance with the approved growth management and phasing study and Region of Peel Official Plan. As appropriate, the Town may consider the participation of owner(s) and/or developer(s) in the preparation of supporting studies, where a Terms of Reference has been completed to guide the secondary plan, and specify roles and responsibilities, at the sole discretion of the Town.
6. Insert a new Section 6.2.4.5, inserting it in numerical order and renumbering all affected sections in numerical order:
 - 6.2.4.5 Following the approval of a Secondary Plan, the Town may require a Block Plan to implement the policies of any new Secondary Plan and the recommendations of the subwatershed study to coordinate the overall delivery of services and infrastructure, staging and sequencing, financial and servicing agreements, provision of transit corridors and stations, infrastructure and allocation of development priority, layout of the transportation systems, and the location, configuration, character, size and urban form of parks, institutional, commercial and industrial sites and layout/function of open space corridors, natural heritage systems and features, including linkages and enhancement areas, and stormwater management.

Block Plans shall be considered an Official Plan Amendment and may be adopted as a separate document or incorporated into the Official Plan by

amendment. Block Plans shall be subject to the same administrative and public involvement procedures required for an Official Plan Amendment.

7. Insert a new Section 6.2.7, inserting it in numerical order and renumbering all affected sections in numerical order:

6.2.7 **Ministerial Zoning Orders (MZO) and Community and Infrastructure and Housing Accelerator (CIHA) Tools**

- 6.2.7.1 When reviewing or initiating a request for a Ministerial Zoning Order (MZO) or Community Infrastructure and Housing Accelerator (CIHA) tool, the Town shall follow the established procedure and shall have regard to, but not be restricted to, the following matters:

- a) Matters of provincial interest or priorities;
- b) Matters of Town interest and/or priorities;
- c) Community benefit and public interest;
- d) Consistency with provincial policies and plans;
- d) Consistency with Regional and Town Official Plans, and alignment with the Town's Growth Management and Phasing Plan;
- e) Protection of the natural environment and overall sustainability;
- f) Public and indigenous consultation; and,
- g) Infrastructure capacity and delivery, including servicing, transportation and public transit, parks, firehalls, operations and recreation centres.

- 6.2.7.2 The applicant shall be required to submit any studies/information/material identified in Section 6.2.1.6.2 to support a request for a MZO or CIHA, to the satisfaction of the Town. An applicant shall be responsible for the costs of any peer review undertaken by the Town of any studies/information/material submitted by the applicant in support of a request for a MZO or CIHA.

Implementation and Interpretation

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