

AMENDMENT NO. **xxx**

TO THE OFFICIAL PLAN FOR

THE TOWN OF CALEDON PLANNING AREA

DRAFT

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2023- xx

A By-law to adopt Amendment No. xxx 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. xxx 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 XX day of XX, 2023

Annette Groves, Mayor

Laura Hall, 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. xxx of the Town of Caledon Official Plan.

DRAFT

AMENDMENT NO. xxx

OF THE TOWN OF CALEDON OFFICIAL PLAN

PART A - THE PREAMBLE

Purpose of the Amendment:

The purpose of this Amendment is to amend the Official Plan to include policies and permissions relating to Mandatory Pre-Consultation and Complete Application of the Town of Caledon Official Plan.

Location:

The lands subject to this Amendment, apply to the entire limits of the Town of Caledon.

Basis:

The basis for this Amendment is contained in Staff Report XXX-XXX, as adopted by Planning and Development Committee on XXXX and ratified by Council on XXXX.

The proposed amendment to the Official Plan is to create new policies and amend existing policies as it relates to pre-consultation and complete application requirements.

On March 30, 2022, the Provincial Government introduced Bill 109, the *More Homes for Everyone Act, 2022*. The Province gave third reading and Royal Assent to the Bill on April 14, 2022, with the Bill coming into effect on the same day, (unless otherwise noted). The intent of this Bill is to address the housing supply shortage in Ontario. On June 21, 2022, Planning staff brought forward Staff Report 2022-0209 which outlined the details of the Bill and the Town's response. Bill 109 expands the ability for municipalities to require pre-consultation and the ability to deem an application for Site Plan Control 'complete' with a requirement that this be done within 30 days of receipt of the application. The Bill provides an appeal mechanism to dispute the complete application requirements and increases the timeline to appeal a Site Plan from 30 days to 60 days. In order to take advantage of these provisions, the Bill requires that new pre-consultation and complete application policies be included in the Official Plan. The Town also identifies these same requirements in the Town's Pre-Consultation By-law (By-law No. XXXX), which was amended on XXXX and is in effect. The amendment will apply to all lands within the limits of the Town of Caledon.

The draft amendment has been circulated to internal departments and external agencies and a public meeting pursuant to the Planning Act was held on March 21, 2023.

PART B - THE AMENDMENT

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

Details of the Amendment

The Town of Caledon Official Plan is amended as follows:

1. Amend Section 6.2.1.6.1 to insert the bold text below:

6.2.1.6.1 All information and material required by the Planning Act and applicable regulations shall be submitted as part of a complete application for an Official Plan Amendment **including Block Plans**, Zoning By-law Amendment, Plan of Subdivision, Plan of Condominium, Consent, **or Site Plan Control**.

2. Delete the existing Section 6.2.1.6.2 and replace with the following text below:

6.2.1.6.2 Further to Section 6.2.1.6.1, and unless an exemption is granted by the Town under section 6.2.1.6.5, the following studies, information and materials shall be submitted as part of a complete application for an Official Plan Amendment **including Block Plans**, Zoning By-law Amendment, Plan of Subdivision, Plan of Condominium, Consent, **or Site Plan Control**:

- a) Draft Official Plan Amendment and Schedule
- b) Draft Block Plan Amendment and Schedule
- c) Draft Zoning By-law Amendment and Schedule
- d) Draft Plan of Subdivision
- e) Draft Plan Condominium
- f) Site Plan
- g) Scalable Concept Plan
- h) Survey Plan
- i) Accessibility Plan
- j) Aggregate Resource Impact Study
- k) Agricultural Impact Assessment
- l) Air Quality Assessment
- m) Air Photo Enlargement
- n) Arborist Report and Tree Preservation Plan
- o) Archaeological Assessment, and associated Ministry of Heritage, Sport, Tourism and Cultural Industries Compliance Letter(s)

- p) Architecture Design Plan
- q) Architectural Design Guidelines
- r) Cultural Heritage Assessment Report (existing conditions)
- s) Built Heritage Resources and Cultural Heritage Landscape Evaluation
- t) Coloured Renderings
- u) Commercial Impact Study
- v) Comprehensive Broader Scale
- w) Conservation Authority Permit
- x) Construction Management Plan
- y) Heritage Impact Assessment
- z) Demarcation of Areas Regulated by a Conservation Authority
- aa) Draft Reference Plan
- bb) Elevation Drawings
- cc) Engineering Cost Estimate
- dd) Engineering Non-Standard/Alternative Design Memo
- ee) Environmental Implementation Report/Environmental Impact Study
- ff) Environmental Site Assessment – Phase 1
- gg) Environmental Site Assessment – Phase 2
- hh) Erosion and Sediment Control Report
- ii) Erosion and Sediment Control Plans
- jj) Environmental Management/Reforestation Plan
- kk) Environmental Management/Reforestation Report
- ll) Environmental Summary Map
- mm) Environmental and Engineering Summary Report
- nn) Facility Fit Plan
- oo) Fiscal Impact Study
- pp) Floodplain Analysis
- qq) Floor Plan Drawings
- rr) Functional Servicing Report
- ss) Geotechnical Report
- tt) Grading Plan(s)
- uu) Healthy Assessment Study
- vv) Healthy Development Assessment

- ww) Heritage Conservation Plan
- xx) Heritage Protection Plan
- yy) Housing Distribution Analysis
- zz) Hydrogeological Study
- aaa) Indigenous Engagement Summary/Form
- bbb) Landscape Cost Estimate
- ccc) Landscape Letter of Conformance
- ddd) Landscape Plans
- eee) Landscape Restoration Plans
- fff) Ministry of Transportation (MTO) Permit
- ggg) Natural Heritage Evaluation
- hhh) Neighbourhood Concept Plan
- iii) Noise (and Vibration) Study
- jjj) Oak Ridges Moraine Conformity Statement
- kkk) On-Street Utilization Plan
- lll) Ontario Building Code Data Matrix
- mmm) Parking Study
- nnn) Pedestrian Level Wind Study
- ooo) Photometrics Plan
- ppp) PINs, Easements, Parcel Abstract Corporate Ownership
ONCorp search)
- qqq) Planning Justification Report
- rrr) Plotting of Floodplain
- sss) Preliminary Dewater Plans/Environmental Management Plan
- ttt) Preliminary Engineering Report
- uuu) Public Engagement Summary
- vvv) Record of Site Condition (RSC)
- www) Servicing Drawings
- xxx) Signage Plan
- yyy) Single/Multi-use Demand Table (Water & Wastewater)
- zzz) Slope Stability Assessment
- aaaa) Slope Map
- bbbb) Soil and Soil Drainage Classification Map
- cccc) Stormwater Design Brief
- dddd) Stormwater Management Report

- eeee) Streetlight Plan
- ffff) Streetscape Plan
- gggg) Sun and Shadow Study
- hhhh) Surface Hydrology Map
- iiii) Sustainable Community Brief
- jjjj) Topographic Map
- kkkk) Topographic Survey
- llll) Traffic Operations assessment
- mmmm) Traffic/Transportation Impact Study
- nnnn) Urban Design Brief
- oooo) Urban Design and Cultural Heritage Brief
- pppp) Vegetation and Wildlife Ecology Map
- qqqq) Visual Impact Report
- rrrr) Waste Management Plan
- ssss) Water Balance Assessment
- tttt) Wetland Water Balance Risk Evaluation
- uuuu) Zoning By-law Matrix
- vvvv) Written Confirmation of the Completion of the Pre-Consultation (DART) Review
- www) Written Confirmation of a Regional Official Plan Amendment being in Full Force and Effect
- xxxx) Written Confirmation of Completion of the Growth Management and Phasing Study and Conformity
- yyyy) Written Confirmation of a Secondary Plan being in Full Force and Effect
- zzzz) Written Confirmation of a Block Plan being in Full Force and Effect
- aaaaa) Written Confirmation of approvals from the Niagara Escarpment Commission
- bbbb) Written Confirmation of an Official Plan Amendment being in Full Force and Effect
- cccc) Written Confirmation of a Zoning By-law Amendment being in Full Force and Effect
- dddd) Written Confirmation of a Draft Plan of Subdivision having been Registered
- eeee) Written Confirmation of a Draft Plan of Condominium having been Registered

- fffff) Written Confirmation of a Site Plan Application having received Final Site Plan Approval
- ggggg) Written Confirmation that Meaningful Consultation has Occurred with Indigenous Communities
- hhhhh) Written Confirmation that Meaningful Consultation has Occurred with the Public
- iiii) Written Confirmation of a Permit of Clearance Letter issued from the Appropriate Conservation Authority
- jjjj) Written Confirmation of a Permit issued by the Ministry of Transportation
- kkkkk) Written Confirmation of Road Access Approval from the Ministry of Transportation
- llll) Written Confirmation of Road Access Approval from the Region of Peel
- mmmmm) Written Confirmation of Servicing Approval from the Region of Peel
- nnnnn) Written Confirmation of Approval of the Limits of Development from the Applicable Conservation Authority
- ooooo) Written Confirmation of Acceptance of All Required Archaeological Assessments by the Ministry of Citizenship and Multiculturalism
- ppppp) Written Confirmation of Parkland Requirements (Dedication and/or Cash-in-Lieu of Parkland)
- qqqqq) Written Confirmation of School Sites
- rrrrr) Written Confirmation of Other Community Infrastructure
- sssss) Written Confirmation of Acceptance of all Peer Reviews
- ttttt) Written Confirmation of Completion of a Zoning Certificate
- uuuuu) Written Confirmation of Zoning By-law compliance
- vvvvv) Written Confirmation of Receipt of Record of Site Condition
- wwwww) Written Confirmation of Acceptance of the Green Development Standards
- xxxxx) Written Confirmation of Charette Completion
- yyyyy) Required Application Fee(s)
- zzzzz) Required Application Form(s)

3. Amend Section 6.2.1.6.3 to insert the bold text below:

6.2.1.6.3 Subject to more detailed policies of this Plan, an applicant shall be responsible for the costs of any peer review undertaken by the Town of Caledon of any studies submitted by the applicant in support of **any**

application. The Town of Caledon will enter into an agreement with an applicant to administer peer review and set reasonable controls on peer review costs

4. Delete the existing Section 6.2.1.6.7 and replace with the following text below:

6.2.1.6.7 An application for an Official Plan Amendment including Block Plan, Zoning By-law Amendment, Plan of Subdivision, Plan of Condominium or Site Plan Control shall be considered complete under the *Planning Act* only when all of the following items have been provided to the Town:

- a) A completed, dated and signed application form, including any required authorization(s);
- b) Any information or material prescribed by statute;
- c) All complete application material required by the Town pursuant to Section 6.2.1.6;
- d) A completed Pre-Consultation Meeting and Review as detailed by the Town's development application procedures, which may include the attendance at a meeting and issuance of a form/checklist identifying the 'complete' application requirements, and completion of the associated review of those 'complete' application requirements to ensure that they are satisfactory; and,
- e) The required application fee(s).

5. Delete the existing Section 6.2.1.6.8 and replace with the following text below:

6.2.1.6.8 An application for Consent shall be considered complete under the *Planning Act* only when all of the following items have been provided to the Town:

- a) A completed, dated and signed application form, including any required authorization(s);
- b) Any information or material prescribed by statute;
- c) All complete application material required by the Town pursuant to Section 6.2.1.6; and,
- d) The required application fee(s).

6. To insert a new section 6.2.17.1 with all other sections renumbered in numerical order with text as follows:

6.2.1.17.1 The Town's Mandatory Pre-Consultation is outlined by the Town's development application procedures, and may include the attendance at a meeting and issuance of a form/checklist identifying the 'complete' application requirements, and completion of the associated review of those

'complete' application requirements to ensure that they are satisfactory. This Pre-Consultation may require more than one meeting and/or review.

7. Amend Section 6.2.1.17.2 to insert the bold text below:

6.2.1.17.2 Consultation with the Town shall be required prior to the submission of an application for an Official Plan amendment **including Block Plans**, Zoning By-law amendment, Plan of Subdivision, Plan of Condominium, and Site Plan, in accordance with the Town of Caledon Mandatory Pre-Consultation By-law, as amended, from time to time.

8. To amend Section 6.2.17.3 by deleting the text in Bold below:

6.2.1.17.3 Applicants are encouraged to consult with other relevant regulatory agencies prior to attending the Town's Mandatory Pre-Consultation **Meeting**.

9. To insert new policies in Section 6.2.1.17 in numerical order:

6.2.1.17.6 Consultation with the Town is encouraged prior to the submission of applications for Validation Certificates, Consents and Minor Variances.

6.2.1.17.7 The Town's Pre-Consultation By-law will identify an expiry date for the Mandatory Pre-Consultation.

6.2.1.17.3 Applicants are encouraged to consult with other relevant regulatory agencies prior to attending the Town's Mandatory Pre-Consultation **Meeting**.

Implementation and Interpretation

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