

DECISION

With respect to the New Town of Caledon Official Plan Subsection 17(34) and Section 26 of the *Planning Act*

I hereby approve the Official Plan for the Town of Caledon, as adopted by the Council of the Town of Caledon by By-law No. 2024-014, subject to the following modifications, with additions to text in **bold underline** and deletions to text in **~~bold strikethrough~~**:

1. Subsections 3 and 5 of the Notes on page 2 are modified so that it reads:
 3. This Plan was prepared to conform with the 2020 Provincial Policy Statement and 2019 Growth Plan for the Greater Golden Horseshoe, as amended. In April 2023, the Province announced its intention to replace those documents with a consolidated Provincial Planning Statement, **which was ultimately issued and took effect on October 20, 2024. When this new policy regime comes into effect, municipal official plans will have to be reviewed and brought into conformity. As a result of the approval of this Official Plan by the Minister of Municipal Affairs and Housing, this Plan was modified to address consistency with the Provincial Planning Statement and to remove policy references to the revoked Growth Plan for the Greater Golden Horseshoe, 2019. For clarity, any references to the natural heritage system, except in relation to the Greenbelt Plan natural heritage system, refer to the Growth Plan natural heritage system as it read before it was revoked. For additional clarity, the policies of the Growth Plan and the Provincial Policy Statement, 2020, continue to apply where they are referenced in the Greenbelt Plan.**
 5. Now that the dissolution of the Region of Peel has been cancelled, the Peel Region Transition Board is to provide recommendations on the transfer of certain services, including land use planning, to the lower-tier municipalities. **As of July 1, 2024, the Region of Peel is no longer a municipality with planning responsibilities. Bill 23, the More Homes Built Faster Act, 2023, directed that the Region of Peel will become an “upper-tier municipality without planning responsibilities” on a date to be proclaimed by the Lieutenant Governor. When that change comes into effect, the Region of Peel Official Plan, as it applies to Caledon, will become is the Town’s responsibility to implement. Town Council may integrate relevant policies into this Plan. For clarity, any references to the Region of Peel Official Plan and its policies, schedules and figures are references to the former Official Plan of the Region of Peel, which is now deemed to constitute an official plan of the Town as provided by subsection 70.13(2) of the *Planning Act*. In the event of a conflict, the policies in this Plan prevail over the policies in the former Official Plan of the Region of Peel.**

2. The second paragraph under 'Future Caledon' on Page v is modified so that it reads:

~~In October 2022, the Province announced that, among several changes to its land use approval system, the Region of Peel would become an upper-tier municipality without planning responsibility on a date to be proclaimed by the Lieutenant Governor. As of July 1, 2024, the Region of Peel is defined by the *Planning Act* as an upper-tier municipality without planning responsibilities. When that change comes into effect, As a result,~~ the Region of Peel Official Plan, as it applies to Caledon, is deemed to constitute an official plan of Caledon. It is will become the Town's responsibility to implement the policies of the Region of Peel Official Plan, until the Town revokes it or amends it to provide otherwise.

3. The footnote on Page vi is modified so that it reads:

The Ministry of Municipal Affairs and Housing reviewed this decision, and a new approval was provided through Bill 150, the *Planning Statute Law Amendment Act*, 2023, which is retroactive to November 4, 2022. That approval eliminated several modifications from the Province's original approval. ~~Corresponding changes were made to this document — most notably to the extent of New Urban Area in south Caledon as shown on the schedules and figures (maps). Now, Bill 162, the *Get it Done Act*, 2024, proposes another revised approval with approved~~ more of the modifications from the original approval, including the reintroduction of the expanded urban area. Corresponding changes have been made to this Plan, most notably to the extent of New Urban Area in south Caledon as shown on the schedules and figures.

4. The Foreward on Page vi is modified so that it reads:

Beyond that, the Future Caledon Official Plan will be updated through further Town-initiated official plan amendments to incorporate:

- secondary plans, based on comprehensive secondary planning, for the Town's new community and employment areas; ~~and,~~
- ~~any further~~ direction and policies from the Region of Peel Official Plan which the Town deems necessary to guide development and decision making in Caledon. ~~once that Plan is downloaded to the Town.~~

5. Section 1, paragraph 3 is modified so that it reads:

The Official Plan has been prepared to support the Town's long-term environmental, social and economic prosperity through:

- Climate change mitigation and adaptation;
- Protection of the agricultural system, including prime agricultural areas and the agri-food network, and environmentally sensitive lands;

- Supporting the *agricultural system*, including a continuous and productive land base, comprised of *prime agricultural areas*, including *specialty crop areas*, and *rural lands*, as well as a complementary *agri-food network* that together, enable the *agri-food network* to thrive;

- Preserving our rural communities;
- Responsible urban growth management; and,
- Equity and inclusion for all.

Through this Official Plan, the Town will facilitate the development of sustainable and distinctive new community and employment areas that foster healthy lifestyles, neighbourliness, economic prosperity and local pride. The policies also support the continued protection of Caledon's distinctive natural heritage, cultural heritage and rural areas lands.

6. Policy 1.2.1 a) i) and iii) are modified so that it reads:

i) the Bolton *settlement area*, including the Downtown Bolton *special policy area*, and associated secondary plan areas (Bolton Core, Bolton South Hill, West Bolton, North East Bolton, South Simpson Industrial, ~~and~~ Coleraine West and Caledon Station) as depicted on Schedules C, C-1, C-1A, C-2, C-3, C-4, C-5, C-6, ~~and C-7~~ and C-8 to the 1978 Official Plan, as amended;

iii) the Mayfield West, Mayfield West Phase 2, ~~and~~ Snell's Hollow and Mayfield West Phase 3, Stage 1, secondary plan areas as depicted on Schedules B, B-1, ~~and B-2~~ and B-3 to the 1978 Official Plan, as amended;

7. Policy 1.3.2 is modified so that it reads:

e) Part E, Rural System, describes the role of *prime agricultural areas and rural lands* ~~agricultural and rural areas~~, villages and hamlets, and rural employment centres in the Town structure, and provides associated land use designations and policies. The *Agricultural System* plays a key role in supporting the Rural System, maintaining the rural character of the area, and in providing a healthy natural environment. The *Agricultural System* has two components: a continuous and productive agricultural land base, comprised of *Prime Agricultural Area and Rural Lands*; and a complementary *agri-food network* of infrastructure, services and other elements that together enable the agri-food sector to thrive. ~~This part Part E, Rural System, will be updated, through a future official plan amendment, to include policies about mineral aggregate resources upon completion of the Town's Mineral Aggregate Resources Policy Study.~~

8. Policy 1.4.5 e) is modified so that it reads:

"Where the delineations of natural heritage and water resource systems are intended to be in conformity with the schedules to a Provincial plan, the Provincial plan schedules

will take precedence. The delineation of **Provincially Significant Wetlands and Areas of Natural and Scientific Interest (ANSIs)** is the responsibility of the Province.”

9. Policy 1.5.1 a) is modified and the subsections renumbered so that it reads:

~~a) **A Place to Grow: Growth Plan for the Greater Golden Horseshoe (“the Growth Plan”)** is intended to plan for growth and development in a way that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life. It establishes a long-term policy framework for where and how growth should be accommodated and what must be protected for current and future generations.~~ The Greenbelt Plan is intended to protect farmland, water resources and natural areas, and support agriculture, tourism, recreation, and resource uses. It includes lands within, and builds on the ecological protections provided by, the Niagara Escarpment Plan and the Oak Ridges Moraine Conservation Plan. Its policies also support climate change adaptation and mitigation. **The policies of the Provincial Policy Statement, 2020 and the Growth Plan for the Greater Golden Horseshoe 2019 continue to apply where the Greenbelt Plan refers to them.**

~~e) b)~~ The Niagara Escarpment Plan is an environmental land use plan that balances protection, conservation and sustainable development on the Niagara Escarpment and lands in its vicinity. The goal is to ensure that the Escarpment will remain a substantially natural environment for future generations.

~~d) c)~~ The Oak Ridges Moraine Conservation Plan provides land use and resource management direction to protect the Moraine’s ecological and hydrologic features and functions.

~~e) d)~~ The Lake Simcoe Protection Plan outlines a coordinated approach to protect and restore the ecological health of Lake Simcoe and its watershed.

10. Policy 1.5.2 is modified so that it reads:

Schedule A1, Provincial Plan Areas, and other schedules to this Plan identify the **Planned** Highway 413 Transportation Corridor **and the Strategic Goods Movement Network**, which **are is** part of the Province’s Connecting the GGH: A Transportation Plan for the Greater Golden Horseshoe, **as well as the NWGTA Transmission Corridor and the future capacity expansion of Highway 9.**

11. Policy 1.7.1 is modified so that it reads:

Amendments to the Official Plan may be expected in response to:

a) changes to Provincial and Regional policies, plans or interests, including the **future replacement of the Provincial Policy Statement and the Growth Plan with a new** Provincial Planning Statement, and the removal of land use planning responsibilities from the Region of Peel;

12. Policy 2.3.2 is modified so that it reads:

Protect Our *Agricultural System Lands*

~~Protect Prime Agricultural Areas and rural areas and support the future viability of farming operations. Support and enhance the long-term viability and productivity of agriculture by protecting *prime agricultural areas* and the *agri-food network*.~~

Policies that support the protection of *agricultural system lands* are found in Chapter 17, *Prime Agricultural Area and Rural Lands*, and throughout this Plan.

13. Figure 3-1: Town Structure under Policy 3 is modified so that it reads:

- **Agricultural System:** Agricultural Area and Rural Lands
- Villages
- Hamlets
- Rural Employment Centre
- Palgrave Estate Residential Community

14. Policy 3.1.2 is modified so that it reads:

a) The Rural System includes *Prime Agricultural Areas* where agriculture is the primary use and rural **lands areas** where a range of rural uses are permitted. Villages and Hamlets each having their own distinct character are also located in the Rural System. The Rural System also includes a Rural Employment Centre designation where rural employment uses are directed. Lastly, the Rural System includes areas that are used for the extraction of mineral aggregate resources.

b) The Agricultural System plays a key role in supporting the Rural System, maintaining the rural character of the area, and providing a healthy natural environment. The Agricultural System has two components: a continuous and productive agricultural land base, comprised of Prime Agricultural Area and Rural Lands; and a complementary agri-food network of infrastructure, services and other elements that together enable the agri-food sector to thrive.

~~b) c)~~ Detailed policies on the Rural System are contained in Part E of this Plan.

15. Policy 4.1.2 is deleted in its entirety and subsequent subsections renumbered:

~~Changes to population, household, and employment forecasts can only occur as an update to the Region of Peel Official Plan, through an amendment to this Plan.~~

16. Policy 4.1.4 a) ii) and iv) are modified so that it reads:

ii) delineated *built-up areas* and **designated growth areas** as shown on Schedule B2, Growth Management;

iv) areas with existing or planned **infrastructure and** public service facilities

17. Policy 4.1.5 is modified so that it reads:

Strategic growth areas are identified as *major transit station areas* on Schedule C1, Town-wide Transportation Network, and as an Urban Centre (Caledon GO primary major transit station area) and Neighbourhood Centre (Mayfield West planned major transit station area) on Schedule B1, Town Structure. Density targets for the primary ~~major transit station area are identified in Part F, density target for the~~ **and** planned major transit station areas will be established through an amendment to this Plan.

18. Section 4.3 is modified so that it reads:

4.3 Development in Designated **Greenfield Growth** Areas

4.3.1 Development within designated **greenfield growth** areas, as identified on Schedule B2, Growth Management, will be designed to meet or exceed a density of ~~67.5~~ **50** residents and jobs combined per **gross** hectare.

4.3.2 The minimum density target in designated **greenfield growth** areas will be measured over the entire designated **greenfield growth** area, ~~excluding the following...~~

~~a) natural features and areas, supporting features and areas and floodplains, provided development is prohibited in these areas;~~

~~b) rights-of-way for:~~

~~i) electricity transmission lines;~~

~~ii) energy transmission pipelines;~~

~~iii) freeways, as defined by and mapped as part of the Ontario Road Network; and,~~

~~iv) railways;~~

~~c) employment areas; and,~~

~~d) cemeteries.~~

4.3.3. The Town will plan for complete communities within designated **greenfield growth** areas and *settlement areas* that create high quality public open spaces with site design and urban design standards that support opportunities for transit, walking and cycling, and direct the development of high quality public realm and compact built form.

19. Policy 4.4.1 is modified so that it reads:

The Town will collaborate with the Region to establish a Growth Management and

Phasing Plan for the Urban System to identify a logical extension and sequencing of growth in the *designated greenfield growth* area and the *delineated built-up* area, including plans for staging extensions or improvement of roads and services to support fully serviced and functional communities and employment areas.

20. Policy 4.4.3 b) is modified so that it reads:

b) ensure that *development* in *designated greenfield growth* areas is planned, designated, zoned and designed in a manner that:

iv) schedule and finance the infrastructure required to support growth in conformity with the planned Town structure; **and,**

v) provides for the orderly transition from agriculture, agricultural activities and related uses to support the continuation of *agricultural uses* for as long as practical;

vi) identifies areas that can provide affordable housing and community infrastructure; and,

vii) identifies opportunities for alternative and renewable energy systems, including district energy systems.

21. Policy 4.4.5 is modified so that it reads:

When lands are to be made available for *development* according to the Growth Management and Phasing Plan, a secondary planning process will be initiated, in accordance with the policies of this Plan, ~~to recommend a secondary plan for approval.~~

22. New Policy 4.4.10 is inserted so that it reads:

4.4.10 The Town will collaborate with school boards to facilitate early and integrated planning for schools and associated child care facilities to meet current and future needs.

23. Policy 4.5.1 is modified so that it reads:

~~A settlement area boundary expansion may only occur through a municipal comprehensive review where it is demonstrated that:~~ **In identifying a new settlement area or allowing a settlement area boundary expansion, the Town will consider the following:**

a) Based on the minimum intensification and density targets in this Plan and a ~~land needs assessment undertaken by the Region of Peel~~ **forecasted population and employment growth and related land requirements based on provincial guidance**, sufficient opportunities to accommodate forecasted growth to the horizon of this Plan are not available through intensification and in the *designated greenfield growth* area;

- b) The proposed expansion will make available sufficient lands not exceeding the horizon of this Plan ~~based on the analysis provided in the Region's land needs assessment~~, while minimizing land consumption;
- c) The timing of the proposed expansion and the phasing of development within the *designated greenfield growth* area will not adversely affect the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan;
- d) ~~A Place to Grow: Growth Plan for the Greater Golden Horseshoe policies on settlement area boundary expansions are satisfied; and, the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;~~
- e) ~~The Region of Peel Official Plan policies on settlement area boundary expansions are satisfied; if there is sufficient capacity in existing or planned infrastructure and public service facilities;~~
- f) the new or expanded settlement area provides for the phased progression of urban development;
- g) whether the applicable lands comprise specialty crop areas;
- h) the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;
- i) whether the new or expanded settlement area complies with the minimum distance separation formulae; and
- j) whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance.

Notwithstanding the above, Towns/Villages in the Protected Countryside of the Greenbelt Plan are subject to the settlement area boundary expansion policies of the Growth Plan for the Greater Golden Horseshoe.

24. Policy 4.5.2 is modified so that it reads:

~~A settlement area boundary expansion may occur through a Region of Peel Official Plan Amendment in advance of a municipal comprehensive review, provided it is 40 hectares or less, and:~~

- ~~a) The lands that are added will be planned to achieve at least the minimum designated greenfield area density target and the minimum employment area density target identified in the Growth Plan;~~
- ~~b) The location of any lands added to a settlement area will satisfy the applicable requirements of the Growth Plan;~~
- ~~c) The affected settlement area is not a rural settlement, the Palgrave Estates Residential Community, or in the Greenbelt Area;~~
- ~~d) The settlement area is serviced by municipal water and wastewater systems and there is sufficient reserve infrastructure capacity to service the lands;~~
- ~~e) The additional lands and associated forecasted growth will be fully accounted for in the land needs assessment associated with the next municipal comprehensive review; and,~~
- ~~f) The Region of Peel Official Plan policies on Regional infrastructure financing are satisfied.~~

The Town will identify a new settlement area only where it has been demonstrated that the *infrastructure and public service facilities to support development* are planned or available.

25. Policies 4.5.3 and 4.5.4 are deleted in their entirety, and policies 4.5.5 and 4.5.6 are renumbered to 4.5.3 and 4.5.4 so that it reads:

~~4.5.3 The establishment of new settlement areas is prohibited.~~

~~4.5.4 The Region of Peel may initiate the adjustment of a settlement area boundary outside of a municipal comprehensive review if the conditions of Policy 5.5.8 of the Region of Peel Official Plan are met.~~

~~4.5.5~~ **4.5.3** Settlement area boundary expansions into the Natural Heritage System of the Greenbelt Plan Area are prohibited.

~~4.5.6~~ **4.5.4** Settlement areas outside the Greenbelt Plan Area are prohibited from expanding their boundaries into the Greenbelt Plan Area.

26. Policy 5.2.3 c) is modified so that it reads:

c) protect ***prime* agricultural *areas* lands** within the Rural System, which provide long-term carbon storage benefits; and

27. Policy 6.1 b) is modified so that it reads:

The planning objectives for cultural heritage are as follows:

b) engage and work cooperatively with Indigenous **Nations communities**, residents, businesses, the Region of Peel, Conservation Authorities and other agencies to promote sound *conservation* practices;

28. Policy 6.4.3 is modified so that it reads:

Where a development may cause an impact to *archaeological resources* or *areas of archaeological potential*, an archaeological assessment by a qualified professional will be required in accordance with Provincial standards and guidelines, and in consultation with Indigenous **Nations communities**. In addition:

a) Projects involving in-water works may require a marine archaeological assessment.

b) No site grading, servicing or other soil disturbance will be permitted without prior confirmation that Provincial licensing and resource conservation requirements have been met.

c) Further consultation with Indigenous **Nations communities** may be required in accordance with Part G, Section 28.3, Indigenous Engagement, of this Plan.

29. Policy 6.8.1 is modified so that it reads:

The Town may expand the Cultural Heritage Landscape Inventory through further site evaluations and consultation with Indigenous **Nations communities**.

30. Policy 7.7.8 b) is modified so that it reads:

Signage on properties designated under the *Ontario Heritage Act* will be compatible with the architecture and character of the designated property or heritage conservation district, unless otherwise permitted by the Heritage Committee. ~~or Ontario Heritage Act.~~

31. Policy 8.2.8 is modified so that it reads:

~~**Conversions** The removal of lands within from employment areas to non-employment uses such as Major Retail, residential, and other sensitive land uses not ancillary to the primary employment use will not be~~ is only permitted in accordance with the Provincial Planning Statement and policy 23.3.1 of this Plan.

32. Policy 8.3.3 is modified so that it reads:

To ensure the long-term operational and economic viability of existing or planned industrial, manufacturing or other **uses major facilities** that are vulnerable to encroachment, the planning and *development* of any proposed adjacent *sensitive land uses* ~~are~~ is only permitted if ~~the following are demonstrated~~ potential adverse effects to the proposed sensitive land use are minimized and mitigated, and potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial ~~land use compatibility~~

guidelines, standards, and procedures;

~~a) There is an identified need for the proposed use;~~

~~b) Alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;~~

~~c) Adverse effects to the proposed sensitive land use are minimized and mitigated; and,~~

~~d) Potential impacts to industrial, manufacturing, or other uses are minimized and mitigated.~~

33. Section 8.4 is deleted in its entirety and subsequent policies are renumbered:

~~8.4 Provincially Significant Employment Zone~~

~~8.4.1 If Provincial guidance is provided regarding provincially significant employment zones, the Town will add, through amendment to this Plan, contextually appropriate policies and mapping.~~

34. Policy 9.2.3 is modified so that it reads:

The Town will conduct an affordable housing study and inclusionary zoning assessment report to consider inclusionary zoning, modular/temporary housing and rural housing, among other things. The findings of the study and inclusionary zoning assessment report will inform future amendments to this Plan.

35. Policy 9.7.1 is modified so that it reads:

Subject to the policies of this Plan, the Provincial **Policy Planning** Statement and applicable Provincial plans and regulations, a maximum of two *additional residential units* may be permitted on a lot in conjunction with a detached, semi-detached or townhouse dwelling, which may include:

36. Policy 9.7.3 a) is modified so that it reads:

All *additional residential units* in existing or new *developments* are subject to:

- a) the requirements of the Ontario Building Code, the Town's Zoning By-law, and any applicable Planning Act and Conservation Authority regulations; and,

37. Policy 9.7.8 a) is modified so that it reads:

- a) On properties outside *settlement areas* within Provincial plan areas where residential uses are permitted, *additional residential units* will be subject to any applicable limitations identified in the Provincial Planning Statement, Greenbelt Plan, Oak Ridges Moraine Conservation Plan or Niagara Escarpment Plan, as the case may be.

38. Policy 11.2.7 b) is modified so that it reads:

The Town will collaborate and coordinate with the Province, the Region of Peel, Metrolinx and neighbouring municipalities to:

- b) ensure ~~that the~~ Caledon's transportation system is well-integrated with the surrounding region and ~~protects existing and~~ planned transportation corridors and facilities are protected.

39. Policy 11.2.9 is modified so that it reads:

The Town will work with the Region, Province and other stakeholders to ensure that development in *planned corridors* does not preclude or ~~have negative impact on~~ negatively affect the use of the corridor for the purpose(s) for which it was identified.

40. A new Policy 11.2.18 is added so that it reads:

Impacts from any new or expanding non-agricultural uses on the agricultural system are to be avoided, or where avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance.

41. Policy 11.5.3 h) is modified so that it reads:

plan and protect for the Highway 413 ~~Transportation Corridor~~ Focused Analysis Area as shown on Schedule C1, Town-wide Transportation Network, and related transit opportunities

42. Policy 11.6.4 is modified so that it reads:

The Planned Highway 413 Transportation Corridor and Focused Analysis Area, as shown on Schedule C1, Town-wide Transportation Network, is recognized as a key trucking and goods movement route supporting planned employment lands within southern Caledon and providing connectivity to the Provincial highway system. The Town will encourage the Province to undertake highway improvements in a timely fashion, particularly the implementation of the Highway 413 Transportation Corridor.

43. Policy 11.10.4 c) is modified so that it reads:

The Town will work with the Greater Toronto Airports Authority and the Region to identify ways to protect the long-term operational role of the Brampton-Caledon Airport by:

- c) ~~discouraging~~ prohibiting land uses that may cause a potential aviation safety hazard.

44. Policy 11.12.1 is modified so that it reads:

The ~~Planned~~ Highway 413 Focused Analysis Area and NWGTA Transmission Corridor ~~Protection Area Narrowed Area of Interest~~ identified on Schedule C1, Town-wide Transportation Network, is an overlay designation consisting of a corridor protection area that reflects the Highway 413 Focused Analysis Area ~~(2020)~~ and the NWGTA Transmission Corridor Narrowed Area of Interest ~~(2020)~~.

- a) The ~~Planned~~ Highway 413 Focused Analysis Area and NWGTA Transmission Corridor ~~Protection Area Narrowed Area of Interest~~ is ~~intended to shall~~ be planned and protected ~~for and refined~~ until such time as the final locations of the Highway 413 Corridor and the NWGTA Transmission Corridor are confirmed.
- b) The final confirmed rights-of-way for the Highway 413 and NWGTA Transmission Corridor will be protected indefinitely from development with the highway lands designated under the Public Transportation and Highway Improvement Act.
- c) Development within ~~this area~~ the Highway 413 Focused Analysis Area and NWGTA Transmission Corridor Narrowed Area of Interest is prohibited where it could will not preclude or negatively affect the planning and/or implementation of the *planned corridors* for the purpose(s) for which they are identified.
- d) Development approvals, whether draft or final, shall only be granted where written confirmation is received from the Ministry of Transportation and the Ministry of Energy and Mines that the Highway 413 Focused Analysis Area and NWGTA Transmission Corridor Narrowed Area of Interest no longer apply to the lands subject to the applications.

45. Policy 12.2.6 is modified so that it reads:

All new *infrastructure* and expansions or extensions of *infrastructure* will be planned, designed, and approved in accordance with the applicable policies of the ~~Growth Plan~~ Provincial Planning Statement, Greenbelt Plan, Oak Ridges Moraine Conservation Plan, Niagara Escarpment Plan and Lake Simcoe Protection Plan.

46. A new Policy 12.2.7 is added so that it reads:

Watershed planning conducted in collaboration with the Region and the Conservation Authority will inform planning and design for sewage and water services and stormwater management, including low impact development and the protection, improvement or restoration of the quality and quantity of water.

47. Policy 12.3.5 is modified so that it reads:

Sewer and water systems will be planned and commissioned in a manner that:

- a) can be sustained by the water resources upon which such services rely;
- b) prepared for the impacts of a changing climate;
- c) is feasible, and financially viable over the lifecycle; ~~and,~~
- d) protects human health and safety and the natural environment, including the quality and quantity of water-;
- e) aligns with comprehensive municipal planning for these services, where applicable; and,
- f) considers opportunities to allocate and reallocate, if necessary, unused sewer and water system capacity to support efficient use of these services to meet current and projected needs for increased housing supply.

48. Policy 12.3.7 b), c) and d) are modified so that they read:

b) where permitted in accordance with the Oak Ridges Moraine Conservation Plan, Greenbelt Plan, Niagara Escarpment Plan and Lake Simcoe Protection Plan, provided that it has been demonstrated that the restrictions in those plans are met; ~~or,~~

c) within existing partially serviced Rural *settlement areas*, to allow for *infill* and minor rounding out of existing *development* on partial services provided that the servicing would represent a logical and financially viable connection and site conditions are suitable for the long-term provision of such services with no *negative impacts-;* or

d) within rural *settlement areas* where new *development* will be serviced by individual on-site water services in combination with municipal sewage services or private communal sewage services.

49. Policy 12.3.10 is modified so that it reads:

a) Municipal sewage services and municipal water services is the preferred form of servicing in rural settlement areas to support protection of the environment and minimize potential risks to human health and safety. Municipal sewage services and municipal water services include both centralized and decentralized servicing systems.

b) The Town will require the proponent of a proposed development in the Rural System, in the absence of municipal sewage services and/or municipal water services, to provide a comprehensive assessment of alternative methods of providing sewage and water services, where appropriate, with private communal sewage and water services

being the preferred form of servicing to support protection of the environment and minimize potential risks to human health and safety.

c) Within rural *settlement areas*, where municipal sewage and water services or private communal sewage and water services are not available, planned, feasible or acceptable, individual on-site sewage and water services may be permitted ~~for infill or minor rounding out of existing development~~ provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*.

50. Policy 12.3.11 c) is modified so that it reads:

The Town will only permit new development dependent on septic systems regulated under the *Building Code Act* in *wellhead protection areas* and *issue contributing areas* where septic systems would **not** be a significant drinking water threat, in accordance with the South Georgian Lake Simcoe and the Credit Valley, Toronto and Region and Central Lake Ontario Source Protection Plans.

51. Policy 12.4.1 d) is modified so that it reads:

For lands within the Urban River Valley in the Greenbelt Plan Area, all existing, expanded or new infrastructure that is subject to and approved under the *Environmental Assessment Act*, or which receives a similar approval will only be permitted if it supports the needs of adjacent settlement areas or projected growth and economic development, and the goals and objectives of the Greenbelt Plan.

52. Policy 12.4.2 c) is modified so that it reads:

c) ~~Development that is dependent on~~ New **private non-municipal** sewage treatment plants in the Lake Simcoe Protection Plan Area ~~is~~ **are** prohibited unless the applicant applying to establish the plant can demonstrate that:

- ii) the undertaking that the plant will serve will not add phosphorous loadings to the Lake Simcoe ~~Protection Plan Area watershed~~.

53. A new Policy 12.4.3 is added as follows:

Oak Ridges Moraine Conservation Plan Area

- a) **Within the Oak Ridges Moraine Conservation Plan Area, an application for the development of infrastructure in or on land in a Natural Linkage Area, prime agricultural area, or Natural Core Area shall not be approved unless it satisfies the applicable requirements of Section 41 (2), (2.1) and (3) of the Oak Ridges Moraine Conservation Plan.**
- b) **The development of new infrastructure and the upgrading or extension of existing infrastructure, including the opening of a road within an unopened road allowance, is prohibited on lands within a key natural heritage feature**

or a key hydrologic feature, except where permitted by Section 41 (5) of the Oak Ridges Moraine Conservation Plan.

- c) Service and utility trenches for infrastructure shall be planned, designed and constructed so as to keep disruption of the natural groundwater flow to a minimum.

54. A new Policy 12.4.4 is added as follows:

Niagara Escarpment Plan

- a) Within the Niagara Escarpment Plan Area, *infrastructure* shall be sited and designed to minimize the *negative impact* on the Escarpment environment.
- b) *Infrastructure* should be sited and designed to avoid impacts on parks, open spaces and the Bruce Trail. Where impacts on the Bruce Trail cannot be avoided, alternatives will be developed in consultation with the Bruce Trail Conservancy.
- c) *Infrastructure* shall avoid Escarpment Natural Areas, unless the project has been deemed necessary to the public interest after all other alternatives have been considered.
- d) *Infrastructure* should avoid *prime agricultural areas* wherever possible. Where *infrastructure* is proposed in a *prime agricultural area* within the Niagara Escarpment Plan, only linear facilities shall be permitted, subject to an *agricultural impact assessment* or equivalent analysis as part of an environmental assessment which considers how prime agricultural areas will be protected or enhanced, and examines alternative locations that would better protect the agricultural land base.
- e) Municipal water and wastewater systems and private communal water and wastewater systems shall not be located in or extended into Escarpment Natural Area, Escarpment Protection Area, Escarpment Rural Area, or Mineral Resource Extraction Area, unless such servicing is required to address failed individual on-site sewage or water services, or to ensure the protection of public health where it has been determined by a medical officer of health or health authority that there is a public health concern associated with the existing services. The capacity of services provided in these circumstances will be restricted to that required to service the affected area and shall not allow for growth or *development* beyond what is permitted in this Plan.

- f) Notwithstanding subsection e), where municipal water and wastewater systems already exist in Escarpment Natural Area, Escarpment Protection Area, Escarpment Rural Area or Mineral Resource Extraction Area, existing development within an approved service area boundary may be connected to these systems.

55. Policy 12.5.1 e) and g) are modified and subsections l) and m) are added so that it reads:

e) e) examine the *cumulative* **environmental** impacts of stormwater from **existing development on a watershed scale**, including an assessment of how climate change and extreme weather events will exacerbate these impacts and the identification of appropriate adaptation strategies;

g) incorporate appropriate low impact development, **stormwater attenuation and re-use, water conservation and efficiency**, and green infrastructure;

l) be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;

m) minimize, or, where possible, prevent or reduce increases in stormwater volumes or contaminant loads;

n) minimize erosion and changes in water balance through the use of green infrastructure; and,

o) mitigate risks to human health, safety, property and the environment.

56. A new Policy 13.2.2 is inserted so that it reads:

The Natural Features and Areas designation and Supporting Features and Areas overlay designation apply throughout the Town of Caledon and may be more restrictive than provincial plans and the Provincial Planning Statement unless doing so would conflict with provincial policy. In the event of a conflict, the provincial plans and Provincial Planning Statement shall prevail.

57. A new Policy 13.3.7 is inserted at the end of Section 13.3 as follows:

Damage or Destruction to Natural Features and Areas

a) In the event that portions of Natural Features and Areas are damaged or destroyed by human or natural causes, there will be no adjustment to the boundary or redesignation of these areas in this Plan.

b) If portions of Natural Features and Areas are intentionally damaged or destroyed, the Town will require replacement or restoration of the ecological features, functions and/or landforms as a condition of development approval.

58. Policy 13.5.1 is modified so that it reads:

*Development or site alteration is not permitted within **key hydrologic features or key natural heritage features** within the **natural heritage system and the Greenbelt Plan and Growth Plan** natural heritage systems, within key hydrologic features outside of the Niagara Escarpment Plan or Oak Ridges Moraine Conservation Plan and outside of settlement areas, including any associated vegetation protection zone, except for:*

59. Policy 13.5.10 is modified so that it reads:

Notwithstanding Policy 13.5.6, **and where not otherwise prohibited by a Provincial plan**, the following types of minor construction ~~are~~ **is** permitted without an *environmental impact study* and/or hydrologic evaluation within the **Greenbelt Plan and Growth Plan** natural heritage systems but outside of the *vegetation protection zone* adjacent to a *key natural heritage feature or key hydrologic feature*:

60. Policy 13.7.8 is modified so that it reads:

a) excess soil is reused on site or locally to the maximum extent possible; ~~and/or,~~

b) where feasible, excess soil reuse planning is undertaken concurrently with development planning and design; and

~~b) c)~~ the quality of fill received and the placement of fill at the site is *compatible* with adjacent land uses, **and** will **not cause an adverse effect to have no negative impacts on** the current or proposed use of the property, the features and *ecological functions* of the Natural Environment System or *cultural heritage resources*.

61. A new Policy 13.7.9 at the end of Section 13.7 is added so that it reads:

Within the Oak Ridges Moraine Conservation Plan Area, the internal boundaries of the Oak Ridges Moraine Conservation Plan Area land use designations, as delineated on Schedule B3c, have been further defined by the Town of Caledon in accordance with the applicable provisions of the Oak Ridges Moraine Conservation Plan and this Plan. No further amendments to the ORMCP land use designations on Schedule B3c will be considered until the time of the ten-year review of the Oak Ridges Moraine Conservation Plan.

62. A new Policy 13.8 is added as follows and all Natural Environment System policies thereafter renumbered:

Lake Simcoe Protection Plan Area

13.8.1 No structures, including boathouses, shall be permitted in lakes or in a permanent or intermittent stream if the structure impedes the natural flow of water along the shoreline or in the stream, if the structure is intended to be used as a

dwelling, or if the structure or its construction harmfully alters *fish habitat*. This policy does not prohibit drainage works such as those permitted under the *Drainage Act*, those required for *infrastructure*, or structures required for the purposes of stewardship, conservation, restoration or remediation undertakings.

13.8.2 Development requiring the alteration of *lakes* or any *permanent* or *intermittent streams* within the Lake Simcoe Protection Plan Area is prohibited, except for the purpose of establishing or altering drainage works such as those works under the *Drainage Act*, *infrastructure* or for stabilization, erosion control or protection purposes, if it is demonstrated that natural shoreline treatments will be used to maintain the natural contour of the *shoreline* where practical, and a vegetative *riparian area* will be established to the extent feasible. Lands used for agricultural purposes do not require the establishment of a vegetative *riparian area* if the land is and will continue to be used for agricultural purposes.

13.8.3 A proposal for new development or site alteration within 120 metres of a *key natural heritage feature* or a *key hydrologic feature* shall provide for the establishment and maintenance of natural self-sustaining vegetation to the extent and width of the associated *vegetation protection zone* in accordance with the policies of the Lake Simcoe Protection Plan. If the natural self-sustaining vegetation is removed from a *key natural heritage feature*, a *key hydrologic feature* or any related *vegetation protection zone* as a result of any *development* or *site alteration* permitted by the Lake Simcoe Protection Plan, the natural self-sustaining vegetation shall be re-established to the extent feasible following completion of that activity.

63. Policy 13.6.1 is modified so that it reads:

Development is not permitted in ***key hydrologic features*** or *key natural heritage features* in the Niagara Escarpment Plan Area except for the following, which may be permitted subject to compliance with all other relevant policies of this Plan:

64. Policy 13.9.1 a) v) is modified so that it reads:

A local *subwatershed study*, or equivalent study, will be completed to the satisfaction of the Town, and in accordance with terms of reference approved by the Town, for each secondary plan area or new *development* area in the New Community Areas and New Employment Areas.

a) The study will, at minimum:

v) assess the *cumulative environmental impacts* from existing and planned *development*, with consideration of climate impacts;

65. Policy 13.12.1 is modified so that it reads:

Components of the Natural Environment System

a) Where through the review of an application for *development* or *site alteration*, or through the completion of a local *subwatershed* study, it is found that there are features or components of the Natural Environment System or related ecological and/or *hydrologic functions* that have not been adequately mapped, evaluated, or protected, the applicant will have an evaluation prepared by a qualified professional in consultation with the Town and, where appropriate, the Conservation Authority. If the evaluation finds one or more ~~n~~**Natural f**~~Features and a~~**Areas, Supporting Features and Areas**, *key natural heritage features*, or *key hydrologic features*, the policies of this Plan will be applied to the lands under application ~~as appropriate~~.

66. Policy 13.12.2 c) is modified so that it reads:

c) ~~Notwithstanding Policy 13.12.2 b), t~~**The limits of the Provincial Greenbelt Plan natural heritage system can only be refined through the completion of a municipal comprehensive review at the time of municipal conformity in accordance with the natural heritage system policies of the Greenbelt Plan. No further refinements to the boundaries of the natural heritage system can occur after this one-time refinement.**

67. Policy 13.13.3 a) is deleted in its entirety and the remaining subsections of Policy 13.13.3 are renumbered:

Ongoing and ~~Approved~~ **Adopted** Secondary Plans

~~a) Where a secondary plan has been approved after date of approval of this Plan those portions that are not subject to a draft approved plan of subdivision or plan of condominium will be approved in accordance with the approved mapping and policies of the secondary plan.~~

~~b)~~**a)** Where a secondary plan was ~~approved~~ **adopted** prior to date of approval of this Plan those portions that are not subject to a draft approved plan of subdivision or plan of condominium will be subject to the mapping and policies of this Plan. In this regard, conformity can be demonstrated through an update to the secondary plan or through the approval of individual plans of subdivision or plans of condominium, as determined appropriate by the Town.

~~c)~~**b)** For secondary plans in process, the mapping and policies of this Plan will be considered in the work program and official plan amendment process to the satisfaction of the Town.

68. Policy 14.2.2 is modified so that it reads:

On lands designated Parks and Open Space that are also subject to the Oak Ridges Moraine Conservation Plan, **Greenbelt Plan, Niagara Escarpment Plan, and Lake**

Simcoe Protection Plan, permitted uses will be in accordance with ~~the Oak Ridges Moraine Conservation Plan~~ these provincial plans and policies.

69. A new Policy 14.3.14 is added so that it reads:

14.3.14 New parks and open spaces proposed in the *Prime Agricultural Area* designation will require a site-specific amendment to this Plan to consider the proposed use within the *Prime Agricultural Area* designation. Where applicable, the policies of the Greenbelt Plan, Niagara Escarpment Plan and Oak Ridges Moraine Conservation Plan apply. In considering such proposals, it will be demonstrated through an *agricultural impact assessment* or equivalent analysis that:

a) alternative locations have been evaluated and there are no reasonable alternative locations which avoid *Prime Agricultural Areas* and there are no reasonable alternative locations in *Prime Agricultural Areas* with lower priority agricultural lands;

b) the geographic continuity of the *Prime Agricultural Area* designation and the functional and economic connections to the agri-food network will be maintained and enhanced;

c) negative impacts on the *agricultural system* will be avoided, and if avoidance is not possible, minimized and mitigated and where mitigation is required, measures will be incorporated as appropriate;

d) negative impacts on the agri-food network are assessed, and if these impacts are unavoidable, the impacts will be minimized and mitigated to the extent feasible;

e) the proposed use or expansion complies with applicable minimum distance separation formulae; and,

f) a need for the proposed use, and for additional land to accommodate the proposed use have been identified within the planning horizon of this Plan.

70. Policy 14.4.1 is modified so that it reads:

Parks ~~will~~ may be comprised of parkland and trails that provide *active* and/or *passive recreational* opportunities, subject to policy 14.2.2, where applicable.

71. Policy 14.4.4 a) ii) is modified so that it reads:

Accommodate a range of *active* and *passive recreational* activities, where permitted by policies 14.2.2 and 14.4.1, that reflect the classification and intended function of the parks in accordance with the policies of this Plan;

72. Policy 14.7.5 is modified so that it reads:

New cemeteries proposed in the *Prime Agricultural Area* designation will require an site-

specific amendment to this Plan. In considering such an application, it will be demonstrated through an agricultural impact assessment or equivalent analysis that:

73. Policy 15.4.1 a) is modified so that it reads:

The use of land for the following types of waste disposal facilities will be prohibited in ~~wellhead protection areas A and B with a vulnerability score of 10, wellhead protection area E with a vulnerability score of 9 and issue contributing areas for nitrates or pathogens~~ all areas where the use would be a significant drinking water threat:

74. Policies 15.4.7 b) and 15.4.8 b) are modified so that they read:

15.4.7 b) *Settlement area* expansions will only be permitted in a *wellhead protection area Q1* in accordance with Policy 4.5 of this Plan, subject to a municipal comprehensive review and where the applicable Provincial planning criteria have been met and the following has been demonstrated:

15.4.8 b) *Settlement area* expansions will only be permitted in significant *groundwater recharge areas* in *wellhead protection area Q2* in accordance with Policy 4.5 of this Plan, as part of a municipal comprehensive review and where the applicable Provincial planning criteria have been met and where it has been demonstrated that recharge functions will be maintained.

75. A new subsection c) is created under Policy 15.5.3 as follows:

c) Where services and capacity exist, the Town will consider enacting by-laws to require mandatory connection to municipal wastewater systems in vulnerable areas where the on-site sewage system is a significant drinking water threat.

76. Policy 16.6.1 a) is modified so that it reads:

The Town will: a) prohibit, where appropriate, *development* on, abutting or adjacent to lands affected by human-made hazards such as oil, gas and salt hazards, or former mineral aggregate operations or petroleum resource operations, in accordance with the objectives and policies in this Plan and provincial policy;

77. Policy 16.6.1 d) is modified so that it reads:

d) prior to any proposed use, require that sites with contaminants on land or in water are assessed and remediated as necessary to ensure no **negative impacts adverse effects**.

78. The preamble of Chapter 17 is modified so that it reads:

The Town Structure established in Chapter 3 of this Plan establishes a framework for agricultural and rural uses within the Town. The Rural System includes *Prime Agricultural Areas* where agriculture is the primary use and *rural areas lands* where a wider range of rural uses in addition to agriculture are permitted. The Villages and Hamlets, Rural Employment Centre, and other rural residential uses and, recreational uses and mineral aggregate resources also make up the Town's Rural System. In keeping with the Guiding Principles of this Plan, this chapter establishes policies and designations that aim to protect agricultural lands and the rural communities in the Town. Schedule E1, Rural System, includes mapping for the components of the Rural System.

This Plan incorporates an *agricultural system* approach to planning for agriculture, recognizing that the Agricultural System in Caledon is part of a broader Agricultural System extending across the Region of Peel and within the Greater Golden Horseshoe. The Agricultural System consists of:

- a continuous and productive agricultural land base comprised of *Prime Agricultural Area* and of *Rural Lands* linking *Prime Agricultural Area*, within Caledon and beyond Caledon's boundaries, and
- a complementary *agri-food network of infrastructure, services and other elements important to the viability of the agri-food sector.*

The Agricultural System plays a key role in supporting the Rural System, maintaining the rural character of the area, and providing a healthy natural environment. Agriculture is an important sector of Ontario's economy and continues to play a significant role in Caledon. The prosperity and sustainability of the agricultural sector are important to the economy of Caledon and to maintaining the character of the rural community. Farmers, through their stewardship and management of the land, play a vital role in protecting natural heritage and water resources. The Town recognizes the role that agriculture can play in addressing the impacts of a changing climate and supports land management practices that mitigate emissions.

The *Prime Agricultural Area* in the Town of Caledon generally has a Canada Land Inventory (CLI) Soil Capability for Agriculture rating of Class 1, 2, or 3, meaning that these lands have few constraints for agricultural production. The majority of the lands in the southern part of the Town of Caledon have soils that are rated as CLI Class 1.

This Plan establishes a policy framework to enable agriculture to remain viable and prosperous. The Town supports the continuation of a thriving and sustainable agricultural industry, creating an environment that enables farmers to respond to changing conditions through diversification, agricultural innovation and the adoption of new practices in all aspects of the industry.

The Agricultural System is linked to the food system, which includes all activities involved in ensuring a community is well nourished: growing, harvesting, processing, packaging, transporting, marketing and consuming food and disposing of food waste. This Plan supports the food system through policies to support the Agricultural System and the agri-food network.

79. Policy 17.1 is modified so that it reads:

The planning objectives for **prime** agricultural areas and rural areas lands are:

80. Chapter 17 is modified so that all instances of 'Chapter 17, Agricultural Area and Rural Lands' is replaced with 'Chapter 17, **Prime** Agricultural Area and Rural Lands'

81. Policies 17.1 d), e), f) and g) are modified and new subsections h) through t) are added so that they read:

d) sustain and enhance the viability of the *agricultural system* **through protecting agricultural resources to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network, through** minimizing land use conflicts that impede agricultural activity, providing opportunities to support local food production, and maintaining and **improving enhancing** the *agri-food network*;

e) protect the Town's *Prime Agricultural Area* from fragmentation, *development* and non-agricultural land uses **(beyond those permitted by Policy 4.3.2 of the Provincial Planning Statement)**, including *site alteration* and fill activities that are not consistent with *normal farming practices*, and which distort the natural landform character of the agricultural area;

f) support the development of **agricultural uses, agriculture-related uses and on-farm diversified** uses that highlight the importance and value of the agricultural economy and needs of the *agricultural system*;

g) retain and enhance the visual **and functional** integrity of the natural landscape and to preserve the rural character of the Town; **and,**

i) new land uses, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation formulae;

j) support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses;

k) prime agricultural areas shall be designated and protected for long-term use for agriculture;

l) impacts from any new or expanding non-agricultural uses on the *agricultural system* are to be avoided, or where avoidance is not possible, minimized and mitigated as determined through an *agricultural impact assessment* or equivalent analysis, based on provincial guidance;

m) support and enhance the diversity, health and productivity of the *agricultural system* as an important component of Caledon's economic base and heritage;

n) support initiatives to maintain and enhance the economic viability and environmental sustainability of the *agricultural system*;

o) support programs which encourage and assist farmers in developing and following conservation measures and sustainable farming practices that will protect and enhance the long-term productivity of agricultural lands and the health of the natural environment;

p) work in cooperation with farmers and agricultural organizations, the Region of Peel municipalities, and other public agencies and stakeholders to promote and enhance the *agricultural system*, including the development of regional and local agri-food strategies and food systems planning;

q) consider opportunities to support and enhance the *agricultural system* through integrated planning for growth management, including goods movement and transportation planning;

r) support and enhance the *agricultural system* through planning for urban and rural growth and *development* and for *infrastructure*;

s) engage and consult with the Peel Agricultural Advisory Working Group respecting initiatives affecting the *agricultural system*; and

t) support local food, facilitate near-urban and *urban agriculture*, and foster a robust *agri-food network* by:

- i. encouraging the use of vacant and underutilized lands, utility corridors and public lands for the establishment of community gardens where appropriate;
- ii. permitting *urban agriculture* within *settlement areas*, including rooftops, where appropriate;
- iii. permitting farmers' markets, mobile fresh food markets, and community food centres, particularly in neighbourhoods where access to fresh foods is limited; and
- iv. designing and developing planning initiatives such as secondary plans, district plans, neighbourhood plans and transportation and mobility plans, in a manner that facilitates access to affordable, healthy food and locally grown food.

82. A new Policy 17.2.7 is inserted and reads as follows:

Where *Prime Agricultural Areas* designated on Schedule E1 are also designated as Natural Features and Areas on Schedules B4, D1 and D3, the policies of the Natural Features and Areas apply in addition to the permissions and restrictions of the *Prime Agricultural Area* designation. In the event of a conflict, the policies which provide the highest level of environmental protection will apply, notwithstanding existing agricultural uses are permitted to continue in accordance with the Provincial plans and policies.

83. Policy 17.3.2 is deleted in its entirety, and subsequent policies renumbered:

~~A full range of value-added facilities that process agricultural commodities into new forms or products that enhance their value are permitted. Examples include pressing apples and bottling cider, wine-making, grain milling, produce preserving, chopping, canning and indoor storage, grain roasting for livestock feed and retail-oriented packaging.~~

84. Policy 17.4.5 is modified so that it reads:

~~The following uses are considered to be on-farm diversified uses, subject to meeting the criteria set out in Section 17.4.9 and conformity with Provincial Plans:~~

- ~~a) agri-tourism uses, such as bed and breakfast establishments, farm machinery and equipment exhibitions, farm tours, petting zoos, hay rides and sleigh rides, processing demonstrations, and small-scale farm theme playgrounds for children;~~
- ~~b) animal kennels;~~
- ~~c) farm event venues that are used for weddings and other celebrations and corporate events;~~
- ~~d) farm experience and education activities;~~
- ~~e) farm wineries, farm cideries, farm microbreweries, farm distilleries and ancillary uses such as processing, bottling, storing and retail sales, tours, and hospitality rooms, provided the majority of the product is produced on the lands;~~
- ~~f) home industries, including small-scale manufacturing, fabrication and/or processing;~~
- ~~g) home occupations;~~
- ~~h) retail uses (such as farm gate sales) where the majority of the commodities for sale are produced or manufactured on the farm;~~
- ~~i) uses that produce value-added products; and,~~

j) ~~veterinary clinics.~~

On-farm diversified uses means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, uses that produce value-added agricultural products, and electricity generation facilities and transmission systems, and energy storage systems.

85. Policy 17.4.6 is deleted in its entirety:

~~The minimum lot area for an on-farm diversified use is 4.0 hectares, and no less than 40 percent of the lot is required to be in active agricultural use to qualify for this permission. For the purposes of this policy, wooded areas on a property may be considered to be in active agricultural use if they are being managed as part of the overall farm operation and/or used for agricultural activities such as maple syrup production, beekeeping and/or the raising of animals for food, fur or fibre.~~

86. Policy 17.4.7 is renamed Policy 17.4.6 and modified so that it reads:

~~17.4.76~~ The maximum area of a property to be used for *on-farm diversified uses* is **2.0** ~~4.0~~ percent of the lot area **to a maximum of 1 ha (10,000 square metres)** and the maximum percentage of the ~~2.0~~ ~~4.0~~ percent lot coverage **(to a maximum of 1 ha (10,000 square metres))** that can be used for buildings and structures is **20 percent, up to a maximum of 1,000 square metres.** ~~35 percent, up to a maximum of 3,500 square metres. Proposals that exceed this cap may be considered subject to a zoning by-law amendment and without the need for an official plan amendment subject to meeting the criteria in Section 17.4.9. Policy 17.4.8 provides direction on how to calculate the area for on-farm diversified uses.~~

87. Policy 17.4.8 is renamed 17.4.7 and modified so that it reads:

~~17.4.87~~ The area of an *on-farm diversified use* includes:

- a) laneways and driveways accessing the *on-farm diversified use* if not shared with the principal *agricultural use* of the property;
- b) **new landscaped areas, berms, and setbacks, and** parking and loading areas devoted solely to the *on-farm diversified use* if they are designed in such a way to preclude their use for agricultural purposes;
- c) the **gross** floor area of all buildings and structures constructed after April 30, 2014, used for the *on-farm diversified use* (the **gross** floor area of buildings and structures constructed prior to April 30, 2014, is **discounted by 50 percent not counted** to encourage the adaptive re-use of existing buildings); and,
- d) any outdoor storage areas, patio areas, and areas used for *infrastructure* that supports the *on-farm diversified use* such as *stormwater management ponds*, fire-fighting ponds and tile fields.

~~Lands that were previously not used for agriculture that are proposed to be used for an on-farm diversified use will generally not be counted towards the area calculation.~~

88. Policy 17.4.9 is renamed 17.4.8 and modified so that it reads:

~~17.4.98 The implementing zoning by-law will permit total on-farm diversified usage that covers up to 2.0 percent of the lot area up to one hectare and the maximum percentage of the 2.0 percent lot coverage that can be used for buildings and structures is 20 per cent, up to a maximum of 1,000 square metres. An application to increase the permitted lot coverage beyond two percent to a maximum of four percent will require a zoning by-law amendment, where it must be demonstrated that the proposed on-farm diversified use:~~

Where an on-farm diversified use is permitted by this Plan, it will be demonstrated that the proposed use:

89. Policy 17.5.1 is modified so that it reads:

The cultivation of cannabis or industrial hemp is considered an agricultural use. All indoor cannabis-related and hemp-related uses, ~~excluding the outdoor cultivation of cannabis or industrial hemp,~~ authorized by the Federal Cannabis Regulation or the Federal Industrial Hemp Regulation may be permitted subject to an amendment to the Zoning By-law and will be subject to Site Plan Control.

90. Policy 17.5.5 is modified so that it reads:

In recognition of the varying types and scales of indoor cannabis-related uses or industrial hemp-related uses that may be applied for, the municipality will identify the scope of the additional supporting information needed at ~~the required~~ an optional Pre-application Review Committee (PARC) meeting in accordance with the policies of this Plan.

91. Policy 17.6.1 is modified so that it reads:

Where an *additional residential unit* is permitted within ~~Prime Agricultural Areas and rural lands~~ by this Plan, the following policies will apply:

~~e) In order to control the cumulative impacts of multiple uses on individual properties on the agricultural system, the character of the area, the road network and the ability to provide water and sewage services, the establishment of a single additional residential unit on a property will be restricted if agriculture-related uses and/or on-farm diversified uses are located on the same property.~~

92. Policy 17.6.3 is modified so that it reads:

~~Where a new or expanding non-agricultural use is proposed in the Prime Agricultural Area, it will be required that:~~

~~a) an agricultural impact assessment be prepared in accordance with Provincial and Municipal guidelines; and,~~

~~b) adverse effects on agricultural operations will be avoided or, if avoidance is not possible, will be minimized and mitigated. Where mitigation is required, the mitigation measures should be incorporated as part of the non-agricultural uses, as appropriate, within the area being developed.~~

In the Greenbelt Plan Area, residential dwelling units associated with recreational uses are prohibited unless the residential dwelling units are intended for an employee of the proposed use.

93. Policy 17.6.4 is modified so that it reads:

~~In the Greenbelt Plan Area, residential dwelling units associated with recreational uses are prohibited unless the residential dwelling units are intended for an employee of the proposed use.~~

Where a residential dwelling is permitted on a lot in a *prime agricultural area*, up to two *additional residential units* shall be permitted in accordance with provincial guidance, provided that, where two *additional residential units* are proposed, at least one of these *additional residential units* is located within or attached to the principal dwelling, and any *additional residential units*:

a) comply with the *minimum distance separation formulae*;

b) are compatible with, and would not hinder, surrounding agricultural operations;

c) have appropriate sewage and water services;

d) address any public health and safety concerns;

e) are of limited scale and are located within, attached, or in close proximity to the principal dwelling or farm building cluster; and

f) minimize land taken out of agricultural production.

Lots with *additional residential units* may only be severed in accordance with policy 4.3.3.1.c) of the Provincial Planning Statement.

Where an additional residential unit is proposed on lands subject to the Greenbelt Plan, Oak Ridges Moraine Conservation Plan or the Niagara Escarpment Plan, conformity with those Provincial Plans is required.

94. Policy 17.8.1 is modified and subsequent policies renumbered so that it reads:

Resource-based ~~r~~Recreational uses ~~including golf courses and driving ranges~~ may be permitted ~~in the Prime Agricultural Area by way of Amendment to this Plan and~~ in the rural lands designation, subject to re-zoning, provided that:

a) where the intended lands are subject to the Niagara Escarpment Plan, Oak Ridges Moraine Conservation Plan or Greenbelt Plan, the **resource-based** recreational use is permitted by the relevant policies of these Plans in addition to the policies in this Plan and relevant Provincial plans.

~~b) alternative locations have been evaluated and there are no reasonable alternative locations which avoid Prime Agricultural Areas and there are no reasonable alternative locations in Prime Agricultural Areas with lower priority agricultural lands;~~

~~c) the geographic continuity of the Prime Agricultural Area designation and the functional and economic connections to the agri-food network will be maintained and enhanced;~~

~~d) b) as demonstrated by an *agricultural impact assessment*, adverse effects on the agricultural system will be avoided, and if avoidance is not possible, minimized and mitigated and where mitigation is required, measures will be incorporated within the~~ **resource-based** recreational use as appropriate;

~~e) c) negative impacts on the agri-food network are assessed, and if these impacts are unavoidable, the impacts will be minimized and mitigated to the extent feasible; new land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the *minimum distance separation formulae*;~~

95. A new Policy 17.8.4 is added so that it reads:

In the Lake Simcoe Protection Plan Area, development and site alteration located within 120 metres of a permanent or intermittent stream or wetland will be integrated with existing or proposed parks and trails to the extent feasible.

96. A new Policy 17.8.5 is added so that it reads:

In the Lake Simcoe Protection Plan Area, an application to establish or expand major recreational uses will be accompanied by a recreation water use plan.

97. Policy 17.9.1 a) is modified and a new subsection b) is added so that it reads:

a) The following uses ~~may be~~ **are** permitted in the Prime Agricultural Area designation as shown on Schedule B4, Land Use Designations, and Schedule E1, Rural System:

~~i) additional residential units in accordance with Section 17.6.1;~~

~~ii) i) agricultural uses;~~

~~iii) ii) agriculture-related uses~~ subject to Section 17.3;

iii) additional residential units subject to policy 17.6.5; and,

~~iv) animal kennels as an accessory use to a single detached dwelling on a non-farm property;~~

~~v) bed and breakfast establishments on a non-farm property in accordance with Section 8.5;~~

~~vi) conservation uses;~~

~~vii) existing uses as defined in a Provincial Plan;~~

~~viii) farm employee accommodation in accordance with Section 17.6.2;~~

~~ix) garden suites;~~

~~x) home industries as an accessory use to a single detached dwelling on a non-farm property in accordance with Section 8.5.2;~~

~~xi) home occupations in accordance with Section 8.5.2;~~

~~xii) additional needs housing on non-farm properties in accordance with Section 17.6.1;~~

~~xiii) iv) on-farm diversified uses,~~ subject to Section 17.45; ~~and,~~

~~xiv) single detached dwellings on existing lots.~~

b) a principal dwelling associated with an agricultural operation shall be permitted in prime agricultural areas as an agricultural use, in accordance with provincial guidance, except where prohibited in accordance with policy 4.3.3.1 c) of the Provincial Planning Statement.

98. Policy 17.9.2 is modified so that it reads:

a) The creation of new lots in the *Prime Agricultural Area* designation is discouraged and may only be permitted in the following instances:

ii) acquisition of land by a public body for *infrastructure* projects, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way;

iii) ~~conveyances to public bodies or non-profit agencies for natural heritage or conservation purposes, providing no separate residential lot is created;~~ consents to enable the securement of lands for natural heritage conservation purposes by a public authority or a non-government conservation organization. Within the Greenbelt Plan Area, consents for natural heritage conservation purposes may be considered provided it

does not create a separate lot for a residential dwelling in the *Prime Agricultural Area*;

iv) minor lot adjustments or boundary additions **for legal or technical reasons**, provided they do not create a separate lot for a residential dwelling and there is no increased fragmentation of a key natural heritage feature or key hydrologic feature;

v) ~~existing or new~~ agriculture-related uses, such as farm-related commercial and farm-related industrial uses that are not on lands that are subject to the Oak Ridges Moraine Conservation Plan, **provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; that are limited in scale and directly related to the farm operation or farm operators in the area, supports agriculture, and provides direct products or services to farm operations as a primary activity.** Such uses will be compatible with and will not hinder surrounding agricultural operations. ~~In these cases, the new lot will be limited to the minimum size required for the use and appropriate individual private on-site water and wastewater systems will be required;~~

~~vi) outside of Provincial Plan areas, the establishment of additional rural residential lots as permitted by Provincial legislation~~

~~vii) vi) one new residential lot per farm consolidation for a residence surplus to an agricultural operation an existing habitable farm residence that is surplus to a farming operation as a result of a farm consolidation, provided that the new lot will be limited to a minimum size needed to accommodate the use, appropriate sewage and water services are available, and new dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance. A zoning by-law amendment will be required to ensure that no new residential dwellings are permitted on the remnant parcel. lot created is limited to the minimum size required to accommodate the residence and appropriate water and sewer services.~~

~~viii) New residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective~~

vii) The creation of new residential lots in *prime agricultural areas* is not permitted, except in accordance with policy 17.9.2 vi).

99. Policy 17.9.3 is renumbered and indented as subsection c) of Policy 17.9.2, and modified so that it reads:

c) Non-agricultural uses are discouraged in the Prime Agricultural Area and may only be permitted in accordance with the policies of this Plan, applicable Provincial Plans and Provincial legislation and **subject to the satisfactory completion of an agricultural impact assessment, impacts from any new or expanding non-agricultural uses on the agricultural system are to be avoided, or where avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance** for:

i) **infrastructure;**

ii) **i)** the extraction of minerals, petroleum resources or mineral aggregate resources; or

iii) **ii)** limited non-residential uses, provided that all of the following are demonstrated:

- The proposed use complies with the minimum distance separation formulae;
- there is an identified need **within the planning horizon identified in the official plan** for additional land to accommodate the proposed use;
- alternative locations have been evaluated, and there are no reasonable alternative locations which avoid *Prime Agricultural Areas* **and there are no reasonable alternative locations in Prime Agricultural Areas with lower priority agricultural lands; and,**
- ~~alternative locations have been evaluated, and there are no reasonable alternative locations in Prime Agricultural Areas with lower priority agricultural lands; and,~~
- where the intended use is subject to the Niagara Escarpment Plan, Oak Ridges Moraine Conservation Plan or Greenbelt Plan, the use is permitted by the relevant policies of these Plans in addition to the policies in this Plan.

100. Policies 17.10.1 a) i and vi) are modified, a new subsection vii) is added, and new subsections c), d) and e) are added so that it reads:

i) all uses permitted in the *Prime Agricultural Area* designation, **including normal farm practices, in accordance with provincial standards;**

vi) **resource-based** recreational uses in accordance with Section 17.8;

vii) **additional residential units in accordance with Section 17.6.1**

c) Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.

d) The Town will support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.

e) New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the *minimum distance separation formulae*.

101. Policy 17.11.3 d) is modified and new subsections f), g) and h) are added so that it reads:

d) An *agricultural impact assessment*, prepared in accordance with Provincial and Municipal guidelines, **where appropriate, may will** be required, ~~may be required~~.

f) Development that can be sustained by rural service levels should be promoted.

g) Development shall be appropriate to the *infrastructure* which is planned or available, and avoid the need for the uneconomical expansion of this *infrastructure*.

h) Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.

102. Policy 17.12.1 a) is modified so that it reads:

i) single detached dwellings;

ii) apartment-in-houses; **and**,

~~iii) garden suites;~~ **additional residential units in accordance with Part C of this Plan.**

103. Policy 18.2.14 b) is modified so that it reads:

Where an *additional residential unit* is permitted in an *accessory* building, it will be located in close proximity to the primary dwelling unit, **and outside of settlement areas, be on a lot of a sufficient size to accommodate the *additional residential unit*.** New driveways from a Regional Road for a new *additional residential unit* will not be permitted.

104. Policy 18.3.1 a) viii) is deleted and the remaining subsections are renumbered:

~~viii) garden suites~~

105. Policy 19.2.1 is modified so that it reads:

a) Permitted uses may include:

v) auctioneer's facility;

- ~~vi)~~ v) open storage and laydown yards;
- ~~vii)~~ vi) transfer station; **and,**
- ~~viii)~~ vii) public ~~uses and~~ utilities; **and,**
- ~~ix)~~ **automotive uses, excluding motor vehicle sales, rental or leasing agencies.**

106. Policy 21.1.2 is modified so that it reads:

The overall community structure conceptually illustrated on Figures F2a and F2b, Preliminary Community Structure Plan, provides a comprehensive foundation for secondary planning and *development* in the Urban System. The Preliminary Community Structure Plan was prepared based on this Plan and Town master plan documents to identify the general locations of developable areas and communitydefining elements. The Preliminary Community Structure Plan incorporates applicable elements of the Town Structure, including Centres (nodes) 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. The Town will update Figures F2a and F2b based on new or revised master plans, input from the school boards and **approved adopted** secondary plans.

107. Policy 21.1.5 is modified so that it reads:

Should any ~~portions of lands within~~ the **Planned Highway 413 Transportation Corridor Focused Analysis Area or the NWGTA Transmission Corridor Narrowed Area of Interest** be released from corridor protection by the Province **and neither corridor protection applies, the** lands which are located between the 2051 New Urban Area on both sides (to the north and south or east and west) will be added to the Urban System and will assume the adjacent *designated greenfield growth* area designation of New Community Area or New Employment Area, **without the need for an Official Plan Amendment**. In instances where **the either** Corridor forms the boundary between New Community Area and New Employment Area, the Town will determine, through amendment to this Plan, the new boundary within the limits of the **Planned Highway 413 Transportation Corridor Focused Analysis Area or the NWGTA Transmission Corridor Narrowed Area of Interest** that was released from corridor protection.

108. Policy 21.1.7 is modified so that it reads:

Applications for *development* within the *designated greenfield growth* area should only be submitted where a secondary plan is in effect, or the Town's Chief Planner deems an ongoing secondary planning process to be sufficiently advanced. A complete application will be required to include written confirmation to this effect.

109. Policy 21.3.1 is modified so that it reads:

Development will only be permitted within the *designated greenfield growth* area where an **approved adopted** secondary plan is in place and, where required, **the subsequent**

a tertiary plan has been prepared to the satisfaction of the Town requirements of this Plan have been satisfied. A complete application will be required to include written confirmation to this effect.

110. Policy 21.3.5 is modified so that it reads:

The Town may undertake secondary planning for specific areas outside of the *designated greenfield growth* area where it is considered necessary to provide more detailed planning objectives and policies for intensification, redevelopment or other development activities.

111. Policy 21.3.7 is modified so that it reads:

Approval Adoption of secondary plans can only proceed in accordance with staging and sequencing plans, ~~to the satisfaction of the Region of Peel~~. No secondary plans will be **approved adopted** in the 2051 New Urban Area until after the structure of a connected transportation system is planned ~~to the satisfaction of the Region~~, including:

- a) the conceptual alignment of a transit system that includes an east-west higher order transit corridor; and,
- b) the conceptual alignment of transportation corridors to support travel including goods movement capacity in recognition of policies in the Region of Peel Official Plan regarding the planning and protection of the Planned Highway 413 Focused Analysis Area and support for alternatives to a highway.

112. Policy 21.3.8 is modified so that it reads:

In accordance with the Region of Peel Official Plan, until the jurisdiction and financing mechanisms for a complete local transit system are established to the satisfaction of the Region, the Town may only **approve adopt** secondary plans in the 2051 New Urban Area to enable a cumulative total of approximately 10,000 new residential units.

113. Policy 21.4.1 is modified so that it reads:

Through secondary planning, areas will be identified where tertiary plans will be required to demonstrate how the applicable secondary plan will be implemented, and to establish a context for coordinated *development*, to the satisfaction of the Town. Tertiary planning should be done subsequent to the approval of the related secondary plan. However, at the discretion of the Town's Chief Planner:

- a) tertiary planning may begin prior to the **approval adoption** of the related secondary plan, if the secondary planning process is sufficiently advanced; or,
- b) a separate tertiary planning process may not be required if the related secondary plan includes the technical level of detail that would typically be included in a tertiary plan.

114. Policy 22.1.1 is modified so that it reads:

The Town will only permit *development* in Community Areas in accordance with ~~approved~~ **adopted** secondary plans or as set out in this Plan.

115. Policy 22.2 is modified so that it reads:

The New Community Area designation will be applied pending the preparation and ~~approval~~ **adoption** of secondary plans in accordance with the growth phasing policies of Chapter 4, and other policies of this Plan. The New Community Areas designation identifies lands to be developed as future residential/mixed-use communities.

116. Policy 22.2.1 is modified so that it reads:

The planning objective for the New Community Area designation is to designate lands that will be developed for Community Area uses in the future. The lands will be redesignated to detailed land use designations only through the preparation and ~~approval~~ **adoption** of a secondary plan.

New Community Areas will be designed at a higher density than existing areas in Caledon, providing more housing on less land, and with smaller lot sizes, consistent with the community building and *sustainability* objectives of this Plan. Most new buildings will generally be located closer to the street to maximize the use of land and provide for a more pedestrian oriented environment.

117. Policy 22.2.2 is modified so that it reads:

Permitted Uses in New Community Areas Prior to Secondary Plan ~~Approval~~ **Adoption**

a) The following uses may be permitted within the New Community Area designation prior to the ~~approval~~ **adoption** of the required secondary plan:

118. Policy 22.2.3 a) vii) is added and b) is modified so that it reads:

a) Within New Community Areas, the land use designations will include:

- i) Urban Centres (including the Caledon GO Primary *Major Transit Station Area*);
- ii) Urban Corridors;
- iii) Major Commercial/Mixed-Use Areas;
- iv) Neighbourhood Centres (including the Mayfield West Planned *Major Transit Station Area*);
- v) Neighbourhood Area; **and**
- vi) Major Institutional Area; **and,**
- vii) **Knowledge and Innovation Area.**

b) Lands identified conceptually as the Knowledge and Innovation Corridor on Schedule F1, Urban System, are partially located in New Community Areas. The boundaries of this corridor are to be refined through future study and the policies of Section ~~232~~.10, Knowledge and Innovation ~~Employment~~ Area Designation, are intended to apply.

119. Policies 22.3.1, 22.3.2, 22.3.3 and 22.3.4 are deleted in their entirety and the preamble to Section 22.3 is modified so that it reads:

The Urban Centre designation applies to lands within the Caledon GO Primary Major Transit Station Area delineated on Schedule B1, Town Structure, and Schedule F1, Urban System. It would also be applied to any future primary major transit station area.

The Caledon GO Primary Major Transit Station Area (identified as HUB-1, Bolton GO Primary Major Transit Station Area in the Region of Peel Official Plan) will be planned to be a dense hub of human activity with a range of uses that support the Town of Caledon's evolution into a complete community.

Urban Centres will be developed with the tallest buildings and broadest range of uses within the Town. Planned higher order transit service will provide these areas and broader Caledon with connections to various destinations within the Region and beyond.

A Potential Urban Centre/Potential Major Transit Station Area is identified on the Schedule F1, Urban System, and other schedules, near the intersection of Highway 50/Queen Street South and the railway. The Town has requested that the Province consider an additional GO station in this location, on the future Caledon-Vaughan GO rail line, to act as a catalyst for transit-supportive mixed-use development that would enhance housing opportunities, community amenities and mobility options for Caledon residents, employees and visitors. It is recognized that a future *major transit station area* must be delineated through ~~a Regionally-initiated amendment to the Region of Peel Official Plan~~ an amendment to this Plan in accordance with the *Planning Act*.

22.3.1 Objectives

~~The planning objectives for the Urban Centre designation are as follows:~~

- ~~a) permit a broad range of uses and intense forms of residential, office and commercial development to support the development of complete communities;~~
- ~~b) foster a diverse range of activities that make these locations a destination for many different reasons and a lively place at different times of the day and week;~~
- ~~c) build a strong identity through placemaking features, including interesting architecture, public art, greenery, and heritage representation that creates a sense of belonging;~~
- ~~d) include a range of unit types and a mix of amenities that support an excellent home-based work environment;~~
- ~~e) provide a range of retail and service experiences that serve local needs and draw customers from a wider catchment, with particular focus on creating spaces for independent small businesses;~~
- ~~f) design for a variety of residential amenities to support vibrant, walkable, and complete neighbourhoods for all age groups;~~

- ~~g) use public art to create a distinct sense of place and celebrate the dynamism of the Caledon community and its rich economic, entrepreneurial, innovative, and cultural history;~~
- ~~h) promote the Urban Centre as a creative centre and liveable place for entertainment, leisure and civic activities, where a variety of experiences, niche market retail, arts, entertainment and restaurant uses are available;~~
- ~~i) create a comprehensive, separate, attractive and well-designed network for walking and cycling that allows people to easily get around within the Urban Centre;~~
- ~~j) locate densities and uses in a manner that maximizes opportunities for walking, cycling, and transit ridership, while reducing dependency on the car;~~
- ~~k) require high quality architecture and design that contributes to Caledon's character and identity; and,~~
- ~~l) create a network for walking and cycling that increases the accessibility of destinations and has features that make these ways of moving around the community safe, viable, and attractive.~~

22.3.2 Permitted Uses

- ~~a) A broad range of residential, retail, mixed use, service, office, cultural, institutional, educational, hospitality, entertainment, recreation and other related uses may be permitted within the Caledon GO Primary Major Transit Station Area. Supporting commercial, institutional and open space uses are also permitted. The lands required for transit infrastructure will be identified through a future comprehensive planning process when the locations of such infrastructure have been determined by the Province in consultation with the Region and the Town.~~
- ~~b) Detached and semi-detached dwellings may only be permitted through implementing secondary plans where it has been demonstrated to the satisfaction of the Town and Region that the planned minimum density of the major transit station area will be achieved.~~
- ~~c) Single-purpose commercial buildings will not be permitted.~~
- ~~d) To further support the evolution of the Caledon GO Primary Major Transit Station Area into an anchoring component of the New Urban Area, additional lands will be considered for inclusion within the Caledon GO Primary Major Transit Station Area, as described in the Caledon Major Transit Station Areas Study (March 2024), when the opportunity arises.~~

22.3.3 Densities and Heights

- ~~a) The planned minimum density within the Caledon GO Primary Major Transit Station Area is 150 people and jobs combined per gross hectare. Given the time it will take for this area to be fully built out, the planned minimum density may not be achieved until beyond the planning period established by this Plan.~~
- ~~b) The minimum permitted residential density is 80 units per net hectare and the maximum permitted residential density is 400 units per net hectare.~~
- ~~c) The minimum permitted building height is four storeys and the maximum permitted building height is 20 storeys. However, alternative building heights may be established through implementing secondary plans where it has been~~

~~demonstrated to the satisfaction of the Town and Region that the planned minimum density of the major transit station area will be achieved.~~

- ~~d) Any other future primary major transit station area will be delineated through a Regionally initiated amendment to the Region of Peel Official Plan in accordance with Section 16(6) of the Planning Act, which will also recommend a minimum planned density. The Town will undertake comprehensive planning for future primary major transit station areas to address the study requirements established by Regional policies.~~

22.3.4 Development Policies

- ~~a) The character of the Urban Centre will be decidedly urban with buildings located close to the street edges and with streets planned from the outset as complete streets with equal emphasis placed on pedestrian and motor vehicle travel.~~
- ~~b) Surface parking lots will be limited in area with at least 80 percent of the required parking planned to be provided in underground or above-ground structures. Existing surface parking lots that do not meet major transit station area objectives will be encouraged to redevelop. Prior to the build out of the Caledon GO Primary Major Transit Station Area, temporary surface parking may be utilized.~~
- ~~c) A fine-grained grid network of streets will be established to promote connectivity throughout the Urban Centre.~~
- ~~d) Buildings should have active façades including primary entrances and windows facing the street to enhance the physical and functional relationship to the public realm.~~
- ~~e) Buildings on corner lots will provide a distinct architectural appearance with building massing and articulation that addresses both streets and creates a comfortable microclimate for pedestrians.~~
- ~~f) The Town will consider the use of inclusionary zoning and the establishment of a community planning permit system on the lands within the Caledon GO Primary Major Transit Station Area. The intent of inclusionary zoning would be to support the development of affordable housing. The intent of the community planning permit system would be to streamline the development approval process. Other mechanisms such as transit-oriented development (TOD) guidelines, financial incentive programs and other appropriate implementation tools may also be considered.~~
- ~~g) Implementation tools and mechanisms will address land use compatibility and the separation or mitigation of sensitive land uses in accordance with requirements of the Provincial Policy Statement and Provincial guidelines, standards, and procedures. This will include an assessment of the need for proposed sensitive land uses and alternative locations in Caledon.~~
- ~~h) Alternative development standards that provide additional flexibility with respect to the mixing of uses, built form and parking standards will also be considered by the Town through the development approval process.~~
- ~~i) Proposed development will be required to:
 - ~~i) — consider the status of the major transit station area's transit infrastructure/station (i.e., unfunded, in delivery or existing);~~
 - ~~ii) — demonstrate how the development will contribute to transit-~~~~

- ~~supportive densities that recognizes the character and scale of the surrounding community;~~
- iii) ~~support a compact urban form that directs the highest intensity transit-supportive uses close to the transit station or stop;~~
- iv) ~~address Regional and local municipal housing policies to provide a range and mix of housing options and densities, including affordable housing;~~
- v) ~~support the provision of an inter-connected and multimodal street pattern that encourages walking, cycling, and the use of transit and supports mixed-use development;~~
- vi) ~~provide an appropriate mix of land uses and amenities that promotes transit-supportive neighbourhoods;~~
- vii) ~~implement the provision of bicycle parking, and where applicable, passenger transfer and commuter pick-up/drop-off area;~~
- viii) ~~prohibit the establishment of uses that would adversely impact the ability to achieve the minimum density target; and,~~
- ix) ~~support high quality public realm improvements to enhance the Urban Centre.~~
- j) ~~On lands within the major transit station area that have limited redevelopment potential, growth and improved multi-modal access and connectivity will be supported.~~

120. The preamble to Section 22.4 is modified so that it reads:

The boundary of the Mayfield West Planned *Major Transit Station Area* and that of any other future secondary major transit station area ~~must~~ **shall** be delineated through a ~~Regionally initiated~~ an amendment to ~~the Region of Peel Official Plan~~ **this Plan** in accordance with the *Planning Act*.

121. Policy 22.4.4 b) is modified so that it reads:

Surface parking lots for mixed-use buildings will be limited in area with at least 80 percent of ~~the required~~ **vehicular** parking planned to be provided in underground or above-ground structures.

122. The preamble to Chapter 23 is modified so that it reads:

Employment Areas are places of business and economic activity that are vital to maintain a healthy economy and accommodate future jobs and economic opportunities. These areas are intended to provide industrial, business, **manufacturing, warehousing, goods movement, associated retail and office, and ancillary and office** activities, which will be the major source of employment opportunities in the Town. The *employment areas* permit a wide range of business and economic activities and are defined by ~~four~~ **three** specific urban employment land use designations: Prestige Employment Area, General Employment Area, **and** Goods Movement District, ~~and Knowledge and Innovation Employment Area~~. The Employment land use designations intend to accommodate a diverse range of employment uses to achieve the employment forecast and to provide for *compatible* uses in appropriate locations with a variety of form, scale, and intensity of *development*.

123. Policy 23.1.3 is deleted in its entirety and the subsequent policies renumbered:

~~High density employment uses such as major office and major institutional development will be directed to Urban Centres, or appropriate land use designations with existing or planned transit services.~~

124. Policy 23.1.5 is modified so that it reads:

Within employment areas planned for industrial or manufacturing uses, residential uses and other sensitive land uses that are not ancillary to uses permitted in the employment area are prohibited. If Sensitive land uses proposed with adjacent to an employment area, will require the completion of a land use compatibility assessment, in accordance with Provincial standards, to the satisfaction of the Town and Region, to ensure that the use is appropriate, and the location and design of the use can minimize and mitigate any adverse effects on the proposed sensitive land use and potential impacts to neighbouring industrial, manufacturing or other uses particularly vulnerable to encroachment.

125. Policy 23.1.6 is modified so that it reads:

Where avoidance is not possible, the long-term viability of existing or planned industrial, manufacturing or other uses major facilities that are vulnerable to encroachment will be protected by ensuring that the planning and development of any proposed adjacent sensitive land uses are only permitted if ~~the following are demonstrated in accordance with provincial guidelines, standards and procedures~~ potential adverse affects to the proposed sensitive land use are minimized and mitigated, and potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures.

In addition to the above, on lands within 300 metres of employment areas, development shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the long-term economic viability of employment uses within existing or planned employment areas, in accordance with provincial guidelines.

- a) ~~there is an identified need for the proposed use;~~
- b) ~~alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;~~
- c) ~~adverse effects to the proposed sensitive land use are minimized and mitigated;~~
and,
- d) ~~potential impacts to industrial, manufacturing or other uses are minimized and mitigated.~~

126. Policy 23.1.7 is modified so that it reads:

The Town will establish detailed policies through the secondary planning process for sector targeted growth by:

a) identifying the Brampton-Caledon Airport and the lands surrounding it to protect its flight path and to attract the aerospace industry; and,

~~b) identifying strategic locations for knowledge-based growth and cluster development to protect for higher-order employment uses and promote employment density, including the planned Knowledge and Innovation Corridor;~~

~~c) ensuring employment uses are promoted and protected in mixed-use developments;~~

~~d) ensuring opportunities for skills training and post-secondary uses exist in major employment areas; and,~~

e) ~~b)~~ establishing mechanisms to promote the diversification of employment land development away from concentration ~~on~~of one use to create opportunities for a mix of sector investment and achieve employment targets.

127. Policy 23.2.1 is modified so that it reads:

Retail ~~and commercial~~ uses providing services to workers may be permitted in *employment areas* ~~and will be assessed as appropriate by the~~ subject to the following requirements:

a) have a gross leasable area of less than 1,000 square metres;

b) strategic and accessible locations in existing and future employment areas; and,

c) the use is associated with manufacturing uses, uses related to research and development in connection with manufacturing anything, and warehousing uses, including uses related to goods movement, complementary to employment area ~~uses such as eating establishments, banks, gas stations, day cares, fitness facilities, personal and health care services, smallscale service-oriented businesses.~~

128. Policy 23.2.2 is modified so that it reads:

Retail ~~and commercial~~ uses associated with a primary business and economic activity which are below major retail thresholds in employment areas may be permitted provided:

129. Policy 23.2.3 is modified so that it reads:

Notwithstanding Policy 23.2.2, retail ~~and commercial~~ uses may be permitted within

designated heritage buildings anywhere in an *employment area*, provided that the **retail use is associated with a primary business and economic activity and** appropriate buffering and access is provided, to support the conservation of built cultural heritage resources.

130. Policy 23.2.4 is modified so that it reads:

Retail uses in employment areas are ~~discouraged~~ **prohibited** except for retail uses ~~servicing the employment area associated with or and retail~~ ancillary to a permitted employment use **in accordance with Policy 23.2.2.**

131. Policy 23.3.1 is modified so that it reads:

~~Conversion of~~ **The removal of lands from** employment areas ~~designated on Region of Peel Official Plan Schedule E-4 to non-employment uses~~ may only be considered ~~through a municipal comprehensive review, and must~~ **where it has been** demonstrated that:

- a) There is an **identified** need for the ~~conversion~~ **removal**.
- b) The lands are not required over the ~~horizon of the Plan~~ **long term** for the employment use they were designated.
- c) The ~~Region and local municipalities~~ **Town** will maintain sufficient employment land to ~~meet~~ **accommodate projected employment growth to the horizon the employment forecasts** of this Plan.
- d) The proposed uses ~~do~~ **would** not ~~negatively~~ affect the overall viability of the employment area **by avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned employment area uses, and by maintaining access to major goods movement facilities and corridors; and the achievement of intensification and density targets, as well as other policies of this Plan; and,**
- e) There is existing or planned *infrastructure* and *public service facilities* to accommodate the proposed uses;
- f) ~~The lands do not affect the operations or viability of existing or permitted employment uses on nearby lands; and,~~
- g) ~~Cross-jurisdictional issues have been considered.~~

~~For the purposes of this policy, major retail, residential and non-ancillary uses are not considered employment uses unless already permitted by a designation identified in the employment area of the Town's Official Plan.~~

132. Policy 23.3.2 is deleted in its entirety:

~~The conversion of lands within employment areas to non-employment uses such as major retail, residential, and other sensitive land uses not ancillary to the primary employment use is prohibited, unless undertaken in accordance with 23.3.1.~~

133. Policy 23.4.4 is modified so that it reads:

The Regional Urban Boundary may only be expanded to include Future Strategic Employment Areas through ~~a Region of Peel Official Plan Amendment and municipal comprehensive review initiated by the Region~~ an amendment to this Plan.

134. Policy 23.6 is modified so that it reads:

The Town Structure established in Chapter 3 of this Plan establishes a framework for where and how Caledon will grow to the year 2051. It is within the Urban System where the majority of new population and employment will be accommodated. This section establishes the planning designations for the New Employment Areas that will be applied through the preparation and **approval adoption** of secondary plans that are prepared in accordance with Part B of this Plan.

The New Employment Area designation identifies lands that will be developed for employment uses in the future. *Development* will not be permitted on these lands until a secondary plan is **approved adopted and in-effect**. Through the **approval adoption** of a secondary plan, land use designations will be applied to replace the New Employment Area designation.

135. Policy 23.6.2 is modified so that it reads:

Permitted Uses in New Employment Areas prior to Secondary Plan **Preparation adoption**

- a) The following uses may be permitted within the New Employment Area designation prior to the **preparation adoption** of the required secondary plan:
- i. uses that **legally** existed or were permitted by zoning at the time ~~that this Plan was adopted of approval of this Plan;~~
 - ii. minor expansions to uses that legally existed ~~at the time this Plan was adopted of approval of this Plan;~~ and,
 - iii. new agricultural uses, agriculture-related uses and on-farm diversified uses, subject to Minimum Distance Separation II policies, as identified by the Province.

136. Policy 23.6.3 a) is modified so that it reads:

- a) Within new Employment Areas, the Planning Designations will include:

- i) Prestige Employment Area
- ii) General Employment Area
- iii) **Knowledge and Innovation Employment Area Goods Movement District**

137. The preamble to Section 23.7 is modified so that it reads:

Land designated Prestige Employment Area are to be planned and developed for prestige industrial and **associated** office development, frequently in larger buildings located on large properties. Industrial buildings will generally be single storey and may be in single use or multi-unit buildings. It is the intent of this Plan that Prestige Employment Areas provide prime business locations that help attract new business and support the retention of existing businesses in Caledon.

The range of uses provided for is limited to prestige employment-type uses, and the *development* standards and criteria in this designation are intended to support consistent, high quality building and site design. The intended uses and large-scale *development* benefit from access to both major roads and transit routes. *Accessory uses* and *ancillary uses* will be strictly controlled and limited to those that support the primary **office and** industrial uses.

138. Policy 23.7.2 a) is modified so that it reads:

ii) ~~business offices in stand-alone office buildings or as an accessory uses to other permitted uses~~ **associated with the uses mentioned in i); and,**

iii) ~~hotels which may include restaurants and banquet halls;~~

iv) ~~trade and convention centres which may include restaurants and banquet halls;~~

v) ~~commercial trade schools;~~

vi) ~~ancillary uses such as retail, service, restaurant, sports and fitness recreation uses, financial institutions and day cares within the ground floor of a multistorey office building; and,~~

vii) ~~iii) ancillary uses such as retail, service, restaurant, sports and fitness recreation uses and financial institutions~~ within a multi-unit industrial building provided the combined floor area of these uses does not exceed 25 percent of the gross floor area of the industrial building.

139. Policy 23.7.3 a) ii) is deleted and the remaining subsections renumbered so that it reads:

a) The following discretionary uses may be permitted within the Prestige Employment Area designation:

- i) ~~ancillary uses such as retail, service, restaurant, sports and fitness recreation uses and financial institutions~~ within a multi-unit industrial building

provided the combined floor area of these uses which will exceed 25 percent of the gross floor area of the industrial building; and,

~~ii) banquet halls that are not associated with a hotel or trade and convention centre;~~

~~iii) ii) manufacturing, processing and warehousing with accessory outdoor storage; and.~~

~~iv) motor vehicle service stations~~

140. Policy 23.8.1 c) is modified so that it reads:

c) ~~restrict~~ **prohibit** the introduction of new sensitive land uses which are not ancillary to the uses permitted in 23.8.2 a) to minimize the impacts on the viability and continued operation of permitted industrial and warehouse uses;

141. Policy 23.8.2 is modified so that it reads:

i) manufacturing, processing and warehousing with accessory outdoor storage; and,

~~ii) equipment and motor vehicle repair garages;~~

~~iii) institutional uses such as industrial trade schools and training facilities if they are directly related to the function of the employment area and do not accommodate sensitive uses; and,~~

~~iv) ii) business offices as an accessory use to other permitted uses~~ mentioned in i).

142. Policy 23.8.3 a) iii) is deleted and the remaining subsections renumbered so that it reads:

~~iii) stand-alone gas stations serving the public;~~

~~iv) iii) concrete batching plants and asphalt plants;~~

~~v) iv) open storage uses, contractors yards and truck parking uses where less than 10 percent of the lot area is the site of buildings or structures; and,~~

~~vi) v) ancillary uses such as retail, service, restaurant, sports and fitness recreation uses and financial institutions~~ within a multi-unit industrial building provided the combined floor area of these uses does not exceed 25 percent of the gross floor area of the industrial building.

143. Policy 23.9.1 c) is modified so that it reads:

c) ~~restrict~~ **prohibit** the introduction of new sensitive land uses which are not ancillary to the uses permitted in 23.9.2 a) to minimize the impacts on the viability and continued operation of permitted industrial and warehouse uses;

144. Policy 23.9.2 a) is modified so that it reads:

- i) all uses permitted under the General Employment Area designation;
- ii) large-scale warehousing, goods movement and logistics uses; and,
- ~~iii) major office uses and employment supportive uses; and.~~
- ~~iv) iii)~~ open storage, including the storage of containers and truck storage.

145. Section 23.10 'Knowledge and Innovation Employment Area Designation' and its subsections are relocated to Section 22.10, Knowledge and Innovation Area Designation and modified so that they read:

~~23~~2.10 Knowledge and Innovation **Employment** Area Designation

Lands designated Knowledge and Innovation **Employment** Area are to be planned and developed for prestige **industrial uses**, office and institutional development that supports the knowledge-based sector and where leading-edge anchor institutions and companies cluster to create synergies.

22.10.1 Objectives

The planning objectives for the Knowledge and Innovation **Employment** Area designation are as follows:

22.10.2 Permitted Uses

- a) The following uses will be permitted within the Knowledge and Innovation **Employment** Area designation:
- ~~b) **Goods movement, logistics, manufacturing, warehousing, contractor's facilities and outdoor storage are not permitted.**~~

22.10.3 Discretionary Uses

- a) The following discretionary uses may be permitted within the Knowledge and Innovation **Employment** Area designation:
 - ~~ii) **manufacturing, processing and warehousing with no accessory outdoor storage.**~~

146. Policy 24.1.12 is modified so that it reads:

Amendments to this Plan will be considered in accordance with the provisions of the *Planning Act*, Provincial plans and policies, the Region of Peel Official Plan to the extent it may still apply, and this Plan, including the pre-consultation and complete application requirements.

147. Policy 24.2.2 is modified so that it reads:

Where the policies of this Plan require *development* to occur in accordance with an **approved adopted and in-effect** secondary plan, a site-specific official plan amendment to allow *development* may only be considered following or concurrent with the adoption of the area secondary plan.

148. Policy 24.3.2 b) i), ii) and iii), and l) ii) are modified so that it reads:

b) an *agricultural impact assessment*, if the secondary plan area abuts or is adjacent to **prime** agricultural areas outside the *settlement area*, that:

i) is prepared in accordance with terms of reference prepared to the satisfaction of the Town ~~and Region~~;

ii) provides a further detailed evaluation of potential impacts of non-agricultural development on **the agricultural system, including** agricultural operations, ~~where the settlement area boundary abuts or is adjacent to the prime agricultural area operations located outside of the designated greenfield area~~ and provides recommendations to avoid, minimize and/or mitigate *adverse effects*;

iii) recommends policies to be incorporated into the secondary plan, as appropriate, that:

- provide for staging and sequencing within the secondary plan so that an orderly transition from agriculture is achieved and *agricultural uses* and *agriculture-related uses* continue for as long as practical in the *designated greenfield growth* area;
- require the implementation of mitigation in the secondary plan where *agricultural uses* and *non-agricultural uses* interface with emphasis on minimizing impacts to **the agricultural system and** adjacent agricultural operations that are located outside of the *designated greenfield growth* area in the Greenbelt Plan Area;
- address compatible/less sensitive land uses and edge planning, including buffering and landscaping where urban and *agricultural uses* interface to the extent feasible and having regard for **the agricultural system**, the nature and type of the agricultural operation and sensitivity of proposed land uses; **and,**
- ~~identify through mapping any required Provincial minimum distance separation (MDS) setback (the Setback Area) that extends into the secondary plan area;~~
- prohibit *development* in **any required Provincial minimum distance separation setback** (the Setback Area) for as long as the livestock and manure storage facilities that are creating the Setback Area are present;

i) an aggregate resource impact assessment (ARIA), if the proposed secondary plan is within any High Potential Mineral Aggregate Resource Areas (HPMARA) or on *adjacent lands* to HPMARA as defined by the Province, that:

ii) evaluates potential impacts of *development* on future potential aggregate resources operations adjacent to the *designated **greenfield growth*** area outside of the *settlement area*;

149. Policy 25.1.8 is modified so that it reads:

The Town's Comprehensive Zoning By-law will be updated within one three year from the date of Provincial approval of a primary or secondary *major transit station area boundary delineation in a manner that implements the corresponding policies in this Plan, policies described in subsection 16(21) of the Planning Act.*

150. Policy 25.1.12 a) is modified so that it reads:

The Town may, in a zoning by-law, after the preparation of a housing assessment in accordance with subsection b), require that affordable housing units be provided as part of a *development* within a *major transit station area*, or within a community planning permit system area.

151. Policy 25.3 is modified so that it reads:

~~Community Infrastructure and Housing Accelerator~~ Minister's Zoning Orders

152. Policy 25.6.3 a) is modified so that it reads:

a) An official plan amendment will be required to identify a community planning permit system area subject to a community planning permit by-law. The official plan amendment must:

- i. identify the area to which the community planning permit system applies;
- ii. set out the scope of any delegated authority;
- iii. for each proposed development area identified under i):
 - contain a statement of the goals, objectives and policies of the community planning permit area;
 - set out the types of criteria that may be included in the community planning permit by-law for determining permitted land uses and development types; and,
 - set out the types of conditions that may be included in in the community planning permit by-law, in accordance with the goals, objectives and policies of the community planning permit area.

153. Policy 25.7.4 is modified so that it reads:

The Town will establish policies, in this Plan and its secondary plans, to address site plan matters including access for pedestrians and vehicles, walkways, parking areas, landscaping, exterior lighting, waste facilities, and drainage ~~and the exterior design of~~

buildings.

154. The title of Section 27.1 and all tables of contents are modified so that it reads:

Pre-consultation **Requirements**

155. Policy 27.1.1 is modified so that it reads:

Consultation ~~Development proponents are encouraged to consult with the Town planning staff will be required prior to the submission of any~~ **development** application ~~for an official plan amendment, zoning by-law amendment, plan of subdivision, plan of condominium, and site plan, in accordance with the Mandatory Pre-Consultation By-law, as amended from time to time.~~

156. Policy 27.1.2 is modified so that it reads:

Proponents of an official plan amendment, zoning by-law amendment, plan of subdivision, plan of condominium or site plan are encouraged to request a Pre-application Review Committee (PARC) meeting to review complete application requirements with Town staff. ~~Applicants may arrange an optional inquiry meeting with a Town planner to discuss a potential proposal and the related development application requirements.~~

157. Policy 27.1.3 is modified so that it reads:

Applicants ~~Proponents~~ are encouraged to consult with other relevant regulatory agencies prior to ~~attending the Town's mandatory a~~ Pre-application Review Committee (PARC) meeting **about their development proposal.**

158. Policies 27.1.6, 27.1.7, 27.1.8, 27.1.9, 27.1.10 and 27.1.11 are deleted in their entirety:

~~27.1.6 Consultation with the Town is encouraged prior to the submission of a consent or minor variance application, in accordance with the Mandatory Pre-Consultation By-law, as amended from time to time.~~

~~27.1.7 Applicants are encouraged to consult with other relevant regulatory agencies prior to attending the Town's mandatory Pre-application Review Committee meeting.~~

~~27.1.8 Following the mandatory Pre-application Review Committee meeting, complete application requirements will be provided. The applicant is then required to submit their application through the mandatory pre-consultation/Development Application Review Team review process to ensure that the material provided in support of the application is accurate, complete and satisfactory.~~

~~27.1.9 A mandatory Pre-application Review Committee meeting or pre-consultation/Development Application Review Team review may require more than one designated meeting or review cycle.~~

~~27.1.10 An expiry date will be applied to each mandatory Pre-application Review Committee meeting or pre-consultation/Development Application Review Team review.~~

~~27.1.11 A mandatory Pre-application Review Committee meeting or pre-consultation/Development Application Review Team review will be required for each type of application and will be heard separately, although Pre-application Review Committee meetings and pre-consultation/ Development Application Review Team reviews (only) may be processed concurrently.~~

159. Policy 27.2.1 is modified so that it reads:

All information and material required by the *Planning Act* and applicable regulations will be submitted as part of a complete application for an official plan amendment, zoning by-law amendment, plan of subdivision, plan of condominium, site plan, ~~or~~ consent, or minor variance.

160. Policy 27.2.2 is modified so that it reads:

Further to Policy 27.2.1, and unless an exemption is granted by the Town under Policy 27.2.5, the following studies, information and materials will be submitted as part of a complete application for an official plan amendment, zoning by-law amendment, plan of subdivision, plan of condominium, ~~consent, or~~ site plan, consent, or minor variance, in accordance with the Town's Digital Submission Standards:

161. Policy 27.2.2 c) xiii) and e) are modified and the following policies are renumbered:

xiii) Indigenous engagement summary/form and written confirmation that meaningful consultation has occurred with Indigenous **Nations communities**.

ii) cultural heritage **assessment evaluation** report, which includes assessment of built heritage resources and cultural heritage resources and landscapes.

iii) ~~built heritage resources and cultural heritage landscape evaluation~~

~~viv)~~ heritage conservation plan

~~vvi)~~ heritage protection plan

162. Policy 27.2.4 is modified so that it now reads:

In addition to the information required under Policies 27.2.1 and 27.2.2 and in accordance with other relevant and land use specific policies of this Plan, an applicant will be required to submit any other studies, supporting information and material as the Town may determine to be relevant and necessary, regardless of whether it is specifically listed in ~~the Town's Official this Plan and Pre-consultation By-law, during the mandatory or a checklist provided following an optional~~ Pre-application Review Committee meeting, ~~mandatory pre-consultation/Development Application Review Team review or formal application submission~~.

163. Policy 27.2.5 a) is modified so that it now reads:

a) ~~Any s~~Such exemptions or modifications **will may** be specified in writing **during the mandatory following an optional** Pre-application Review Committee meeting.

164. Policy 27.2.7 is modified so that it reads:

An application for an official plan amendment, zoning by-law amendment, plan of subdivision or plan of condominium, ~~or~~ site plan, **or consent** will be considered complete under the *Planning Act* only when all of the following items have been provided to the Town:

c) all complete application material required by the Town pursuant to Policies 27.2.2 **and 27.2.4; and,**

d) ~~the required application fees. a completed mandatory Pre-application Review Committee meeting form identifying complete application requirements and signed by both the applicant and Town staff;~~

e) ~~satisfactory completion of the pre-consultation/Development Application Review Team review requirements for the project and applicable formal development application; and,~~

f) ~~the required application fees.~~

165. Policy 28.2.4 b) and c) are modified so that it reads:

b) Notice regarding a proposal that applies Town-wide or generally to the Town will be placed in local newspapers with sufficient general circulation to collectively cover the entire Plan area, **or, if in the opinion of the clerk or secretary-treasurer that such a newspaper does not exist, notice will be given on the Town website.**

c) Notice given regarding a site-specific proposal will be:

i) placed in the local newspaper(s) with sufficient general circulation in the area of and around the subject lands; ~~or,~~

ii) **if in the opinion of the clerk or secretary-treasurer a local newspaper mentioned in i) does not exist, notice will be given on the Town website; or,**

~~ii) iii)~~ sent by personal service, ordinary mail, fax or e-mail to every owner of land:

- o within 120 metres of the subject lands; or,
- o within the mandatory alternative notice radius required by Policy 27.2.5~~6~~; or,
- o within the discretionary alternative notice radius determined pursuant to Policy 28.2.6~~7~~.

166. Policy 28.2.5 is modified so that it reads:

Any required notice regarding the intention to pass a zoning by-law amendment to remove a holding zone provision ("H" symbol) will be placed in the local newspaper(s) with sufficient general circulation in the area of and around the subject lands, **or on the Town website if the clerk or secretary-treasurer is of the opinion that no such newspaper exists**, no later than five days prior to the date of the applicable Council meeting.

167. Policy 28.2.8 a) is modified so that it reads:

a) For a site- or area-specific official plan or zoning by-law amendment initiated by the Town, where newspaper notice would not otherwise be required and there may be wider public interest, the Town's Chief Planner or a designate may direct that notice be placed in the local newspaper(s) with sufficient general circulation in the area of and around the subject lands, **or on the Town website**.

168. Policies 28.3.1 and 28.3.2 are modified so that the policy numbers are removed, and policy numbers are applied and renumbered accordingly, beginning with "The Town will foster meaningful relationships..." so that it reads:

28.3.1 Indigenous **Nations communities** are unique with distinct cultures, constitutional rights, histories, governance, traditions and languages, and it cannot be assumed that there is a singular Indigenous point of view. Requirements for consultation with Indigenous **Nations communities** differ from public consultation because of section 35 of the *Constitution Act* regarding Aboriginal and treaty rights.

28.3.2 Ontario municipalities are required to engage with Indigenous **Nations communities** in accordance with Provincial plans, policies, and legislation, including the *Planning Act*, **the Provincial Planning Statement**, the *Environmental Assessment Act*, and the *Ontario Heritage Act*.

169. Policies 28.3.3, 28.3.4 and 28.3.6 are modified so that they read:

28.3.3 The Town will **work towards reconciliation and will** foster meaningful relationships with Indigenous **Nations communities** on matters of mutual interest and concern to become better neighbours and partners.

28.3.4 The Town's Indigenous Community Engagement Protocol will provide direction on meaningful engagement with Indigenous **Nations communities** related to development applications or Town-initiated planning projects.

28.3.53 The Town will **engage undertake early engagement** and consult with Indigenous **Nations communities**, the Region of Peel, and neighbouring municipalities on matters of mutual interest and concern **to facilitate knowledge-sharing, support consideration of Indigenous interests in land-use decision-making, and support the identification of potential impacts of decisions on the exercise of Aboriginal or treaty rights**, in accordance with the Indigenous Community Engagement Protocol.

28.3.64 Further to the *archaeological resources* policies in Chapter 6, Cultural Heritage, of this Plan:

- a) Indigenous **Nations communities** will be notified of the identification of Indigenous burial sites and *significant archaeological resources* related to the activities of their ancestors.
- b) Where *archaeological resources* are documented and found to be Indigenous in origin, a copy of the relevant archaeological assessment report will be provided to the appropriate Indigenous **Nations communities**.
- c) Where Indigenous *archaeological resources* cannot be *conserved* in place, the Town, *development* proponent and consultant archaeologist will consult with the appropriate Indigenous **Nations communities** to identify interpretive and commemorative opportunities to ensure the long-term protection of the *archaeological resources*.
- d) Indigenous **Nations communities** will be notified and engaged in any process to review or update the archaeological management plan required by the cultural heritage policies of this Plan.

170. Policy 29.3.2 is modified so that it reads:

In addition to the development charge exemptions and community benefit charge and parkland dedication reductions provided by the Planning Act and Development Charges Act, ~~t~~The Town may provide financial and non-financial incentives to encourage or support the development of affordable housing units. Town incentives will build on and complement incentives provided by other levels of government and may include:

- ~~e) a waiver or grant in lieu of Town development charges;~~
- ~~d) c)~~ relief from cash-in-lieu of parkland requirements;
- ~~e) d)~~ a waiver of the Town requirement for letters of credit related to servicing and landscaping;
- ~~f) e)~~ as-of-right zoning for affordable housing;
- ~~g) f)~~ alternative *development* and design standards; and,
- ~~h) g)~~ any other measures authorized through legislation.

171. Policy 30.1.1 is modified so that it reads:

The Town will provide quarterly reports to the Ministry of Municipal Affairs and Housing, as required by Provincial regulation, documenting *Planning Act* applications that have been submitted, decided or appealed, as well as any **community housing accelerator** and zoning orders made by the Minister.

172. The following definitions in the Glossary are modified so that they read:

Archaeological resources means artifacts, archaeological sites and marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based upon archaeological ~~fieldwork undertaken in accordance with~~ assessments carried out by archaeologists licensed under the *Ontario Heritage Act*. ~~Archaeological resources may include the remains of a building, structure, activity or cultural feature or object which, because of the passage of time, is on or below the surface of land or water and is of significance to the understanding of the history of a people or place.~~ (Provincial Planning Statement)

Areas of archaeological potential means areas with the likelihood to contain archaeological resources, as evaluated using the processes and criteria that are established under the *Ontario Heritage Act*. ~~Criteria to identify archaeological potential are established by the Province. The *Ontario Heritage Act* requires archaeological potential to be confirmed by a licensed archaeologist.~~ (Provincial Policy Planning Statement)

Built heritage resources means one or more buildings, structures, monuments, installations, or any manufactured or constructed part of remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. (Provincial Planning Statement) ~~Built heritage resources are located on a property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included in local, provincial, federal and/or international registers. (Growth Plan)~~

Conservation:

b) in a cultural heritage context, means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the Town. Mitigative measures and/or alternative development approaches ~~can~~ should be included in these plans and assessments.

Cultural heritage landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. ~~Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, and/or protected through official plan,~~

~~zoning by law, or other land use planning mechanisms.~~ (Provincial **Policy Planning Statement**)

Heritage attributes, ~~with respect to cultural heritage,~~ means, as defined under the *Ontario Heritage Act*, in relation to real property, and to the buildings and structures on the real property, the ~~principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g., significant views or vistas to or from a protected heritage property).~~ attributes of the property, buildings and structures that contribute to their cultural heritage value or interest. (Provincial Planning Statement)

Significant means:

a) in regard to cultural heritage and archaeology, ~~important in terms of amount, content, representation, effect or value~~ resources that have been determined to have cultural heritage value or interest in accordance with the *Ontario Heritage Act*. (Provincial Planning Statement)

b) in regard to Life Science Areas of Natural and Scientific Interest, an area identified as provincially significant using evaluation criteria and procedures established by the ~~Ministry of Natural Resources and Forestry Province,~~ as amended from time to time; (~~Greenbelt Plan, Niagara Escarpment Plan,~~ Provincial **Policy Planning Statement, 2020**)

c) in regard to woodlands, an area which:

ii) is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. The Province (~~Ministry of Natural Resources and Forestry~~) identifies criteria relating to the foregoing; and, (Provincial Planning Statement)

d) in regard to other features and areas in Policy 4.2 of the Provincial Planning Statement and Section 3.2.5 of the Greenbelt Plan, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or the Natural Heritage System. The Province (~~Ministry of Natural Resources and Forestry~~) identifies criteria relating to the foregoing, and while some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation. (~~Greenbelt Plan~~) (Provincial Planning Statement)

173. The Glossary is modified to rename the following defined term and to replace and italicize all references as such:

‘Cumulative **environmental** impacts’

174. The Glossary is modified to add the following definitions, and any references throughout the Official Plan are to be italicized, and the definition for *fish habitat* is modified so that it reads:

Fish habitat, as defined in the *Fisheries Act*, means the ~~spawning grounds water frequented by fish~~ and any other areas on which fish depend directly or indirectly to carry out their life processes, including spawning grounds and nursery, rearing, food supply, and migration areas ~~on which fish depend, directly or indirectly, to carry out their life processes as defined in the *Fisheries Act*~~. (Provincial Planning Statement).

Flood plain, for river, stream and small inland lake systems, means the area, usually low lands adjoining a watercourse, which has been or may be subject to flooding hazards. (Provincial Planning Statement)

Hazardous substances means substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological. (Provincial Planning Statement)

Hydrologic function means the functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water’s interaction with the environment including its relation to living things. (Provincial Planning Statement)

Intermittent stream means stream-related watercourses that contain water or are dry at times of the year that are more or less predictable, generally flowing during wet seasons of the year but not the entire year, and where the water table is above the stream bottom during parts of the year. (Greenbelt Plan)

Lake means any inland body of standing water, usually fresh water, larger than a pool or pond or a body of water filling a depression in the earth’s surface. (Greenbelt Plan)

Non-municipal sewage treatment plant means a sewage treatment plant that is not owned by a municipality or part of a municipal responsibility agreement (Lake Simcoe Protection Plan)

Permanent stream means a stream that continually flows in an average year. (Greenbelt Plan)

Riparian area means the area of land adjacent to a stream, river, lake or wetland (Greenbelt Plan)

Watershed planning means planning that provides a framework for establishing comprehensive and integrated goals, objectives, and direction for the protection, enhancement, or restoration of water resources, including the *quality and quantity of water*, within a watershed and for the assessment of cumulative, cross-jurisdictional, and cross-watershed impacts. *Watershed planning* evaluates and considers the impacts of a changing climate on water resource systems and is undertaken at many scales. It may inform the identification of water resource systems. (Provincial Planning Statement)

175. The Glossary is modified to add the following definition, and any references throughout the Official Plan are italicized:

Planned corridors means corridors or future corridors which are required to meet projected needs, and are identified through provincial transportation plans, preferred alignment(s) determined through the *Environmental Assessment Act* process, or identified through planning studies where the Ontario Ministry of Transportation, Metrolinx, Ontario Ministry of Energy and Electrification, Ontario Northland, Ministry of Northern Development or Independent Electricity System Operator (IESO) or any successor to those ministries or entities is actively pursuing, or has completed, the identification of a corridor. (Provincial Planning Statement)

176. The Glossary is modified to add the following definition, and any references throughout the Official Plan are italicized:

Designated and available means lands designated in the official plan for urban residential use. Where more detailed official plan policies (e.g. secondary plans) are required before development applications can be considered for approval, only lands that have commenced the more detailed planning process are considered to be *designated and available* for the purposes of this definition. (Provincial Planning Statement)

Higher order transit means transit that generally operates in partially or completely dedicated rights-of-way, outside of mixed traffic, and therefore can achieve levels of speed and reliability greater than mixed-traffic transit. *Higher order transit* can include heavy rail (such as subways, elevated or surface rail, and commuter rail), light rail, and buses in dedicated rights-of-way. (Provincial Planning Statement)

Major trip generators means origins and destinations with high population densities or concentrated activities which generate many trips (e.g. *strategic growth areas*, major office and office parks, major retail, *employment areas*, community hubs, large parks and recreational destinations, *public service facilities*, and other mixed-use areas). (Provincial Planning Statement)

177. The following definitions in the Glossary are modified so that they read:

Agricultural impact assessment means ~~a study, prepared in accordance with provincial and municipal guidelines that evaluates the~~ evaluation of potential impacts of non-agricultural ~~development uses~~ on ~~agricultural operations and the agricultural system. An assessment and~~ recommends ways to avoid or, if avoidance is not possible, minimize and mitigate adverse impacts.

Agricultural system means a system ~~as mapped and issued by the Province and further refined as shown in this Plan,~~ comprised of a group of inter-connected elements that collectively create a viable thriving ~~agricultural~~ agri-food sector. It has two components:

- a) An agricultural land base comprised of *prime agricultural areas*, including specialty crop areas, ~~and It may also include rural lands that together help to~~ create a continuous productive land base for agriculture; and
- b) An *agri-food network* which includes agricultural operations, infrastructure, services, and assets important to the viability of the agri-food sector. (Provincial Planning Statement)

Agricultural uses means the growing of crops, including nursery, ~~cannabis and industrial hemp~~, biomass, and horticultural crops; ~~the breeding, care and/or~~ raising of livestock ~~including horses and bees~~; raising of other animals for food, fur or fibre, including poultry and fish ~~and the selling of such stock or the product of such stock~~; aquaculture; apiaries; agro-forestry ~~and the sale of related products including fuel wood, Christmas trees, and maple products; but excluding the retail sale of cannabis-based and industrial hemp-based or derived products~~ maple syrup production; and associated on- farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, ~~a farm dwelling and accommodation for full-time farm labour and housing for farm workers~~ when the size and nature of the operation requires additional employment.

Agriculture-related uses means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity. In order to assist with the identification and consideration of a proposed agriculture-related use, regard should be had for the Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas prepared by the Province. (Provincial ~~Policy Planning~~ Statement)

~~Examples of agriculture-related uses include, but are not limited to, the use of land and/or buildings or structures for:~~

- ~~a) the manufacturing, processing, storage, wholesale and/or retail sales of such goods as farm machinery, farm equipment, tools, consumables, agricultural by-products, subsurface drainage materials;~~

- ~~b) grain drying;~~
- ~~c) cold storage facilities;~~
- ~~d) custom spraying;~~
- ~~e) abattoirs; and,~~
- ~~f) farm-based alcohol production facilities.~~

~~Uses excluded from consideration as agriculture-related uses include:~~

- ~~a) cannabis-related uses;~~
- ~~b) industrial hemp-related uses not associated with outdoor cultivation; and,~~
- ~~c) the retail sale of cannabis-based and industrial hemp-based or derived productions.~~

Agri-food network means, within the *agricultural system*, a network that includes elements important to the viability of the agri-food sector such as regional infrastructure and transportation networks; agricultural operations including on-farm buildings and primary processing; infrastructure; agricultural services, farm markets, and distributors, and primary processing; and vibrant, agriculture-supportive communities. (Provincial Planning Statement)

Prime agricultural area means areas where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas ~~where there is~~ with a local concentration of farms which exhibit characteristics of ongoing agriculture. For lands located outside of the Protected Countryside of the Greenbelt Plan, Prime agricultural areas may be identified by the Town based on provincial guidance or informed by mapping obtained from the Ontario Ministry of Agriculture, and Food and Agribusiness and the Ministry of Rural Affairs or any successor to those ministries. (Provincial Planning Statement) ~~A Prime Agricultural Area may also be identified through an alternative agricultural land evaluation system approved by the Province.~~

On-farm diversified uses means uses that are secondary to the principal *agricultural use* of the property and are limited in area. *On-farm diversified uses* include, but are not limited to, home occupations, home industries, agri-tourism uses, ~~and~~ uses that produce value-added agricultural products, electricity generation facilities and transmission systems, and energy storage systems. In order to assist with the identification and consideration of a proposed on-farm diversified use, regard should be had for the Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas prepared by the Province. (Provincial Planning Statement)

Urban agriculture means ~~the cultivation of food crops for human consumption in an urban or rural settlement area in the form of community gardens in public or~~

~~private spaces, rooftop gardens and personal gardens on private lots. More intensive forms of urban agriculture can also include vertical farming facilities in employment areas. food production in settlement areas, whether it is for personal consumption, commercial sale, education, or therapy. Examples include, but are not limited to, vertical agriculture facilities, community gardens, greenhouses, and rooftop gardens. (Provincial Planning Statement)~~

178. The Glossary is modified to add the following definitions, and any references throughout the Official Plan are italicized:

a) in regard to specialty crop areas, a condition in which substantially the same areas and same average soil capability for agriculture are restored, the same range and productivity of specialty crops common in the area can be achieved, and, where applicable, the microclimate on which the site and surrounding area may be dependent for specialty crop production will be maintained, restored or enhanced; and

b) in regard to *prime agricultural land* outside of specialty crop areas, a condition in which substantially the same areas and same average soil capability for agriculture will be maintained, restored or enhanced. (Provincial Planning Statement)

Energy storage system means a system or facility that captures energy produced at one time for use at a later time to reduce imbalances between energy demand and energy production, including for example, flywheels, pumped hydro storage, hydrogen storage, fuels storage, compressed air storage, and battery storage. (Provincial Planning Statement)

Prime agricultural land means specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from town to town, in this order of priority for protection. (Provincial Planning Statement)

Residence surplus to an agricultural operation means one existing habitable detached dwelling, including any associated additional residential units, that are rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation). (Provincial Planning Statement)

179. The definition for 'farm operation' is deleted in its entirety, and italicization is removed throughout the Official Plan:

~~Farm operation means the composite of all parcels of the land base where the predominant activities are agricultural uses; a principal farm residential dwelling; supplementary farm residences required for the farm operation; barns, sheds, silos, manure storage structures and accessory facilities, which support the farm operation; On-farm Diversified Uses, where they meet the policies of this Plan; and woodlands located on the properties associated with the uses listed above~~

~~will be considered as part of the farm operation. The farm operation must have a valid Farm Business Registration Number.~~

180. The definition for 'affordable housing' is modified so that it reads:

Affordable housing means a residential unit that is either owned or rented that meets the following criteria:

- a) For rental – In the case of a residential unit intended for use as a rented residential premises, the less expensive of the following will be considered to be an affordable residential unit:
 - i. The rent is no greater than 30 percent of the gross annual household income for low and moderate-income households.
 - ii. The rent is at or below the average market rent of a unit in the regional market area.
- b) For ownership – In the case of a residential unit not intended for use as a rented premises, the less expensive of the following will be considered to be an affordable residential unit:
 - i. The price of the residential unit results in an annual accommodation cost that is no greater than ~~80~~ 30 percent of the gross annual household income for low and moderate-income households.
 - ii. The purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area.

The Glossary is modified to add the following definition, and any references throughout the Official Plan are italicized:

Low and moderate-income households means:

- a) **In the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the municipality; or**
- b) **In the case of rental housing, household with incomes in the lowest 60 percent of the income distribution for renter households for the municipality.**

181. The definition for 'delineated built-up area' is modified so that it reads:

~~Delineated built-up area~~ **Built-up area** means all land within the limits of the developed urban area ~~as defined by the Minister in consultation with affected municipalities~~ for the purpose of measuring the minimum intensification target in this Plan. **(Provincial Planning Statement)**

182. The definition for 'designated greenfield area' in the Glossary is modified so that it reads:

Designated ~~greenfield growth~~ **area** means lands within *settlement areas* ~~(not including rural settlements) but outside of delineated built-up areas~~ that have been

designated ~~in an official plan for development growth and are required to accommodate forecasted growth to the horizon of this Plan or lands added to settlement areas that have not yet been fully developed.~~ Designated **greenfield growth** areas ~~do not include excess lands include lands which are designated and available for residential growth as well as lands required for employment or other uses.~~ **(Growth Plan) (Provincial Planning Statement)**

183. The following definitions in the Glossary are modified so that they read:

Complete communities means places such as mixed-use neighbourhoods or other areas within cities, towns, and *settlement areas* that offer and support opportunities for **equitable access to many necessities for daily living** for people of all ages and abilities ~~to conveniently access most of the necessities for daily living,~~ including an appropriate mix of jobs, ~~local stores, and services,~~ a full range of housing, transportation options ~~and, public service facilities, and community facilities, and local stores and services.~~ Complete communities are **inclusive and age-friendly** and may take different shapes and forms appropriate to their contexts **to meet the diverse needs of their populations.**

Development/redevelopment means the creation of a new lot, a change in land use, or construction of buildings and structures, requiring approval under the *Planning Act*, but does not include activities that create or maintain *infrastructure* authorized under an environmental assessment process **or identified in provincial standards, and** works subject to the *Drainage Act*. **(Provincial Planning Statement)**

Infrastructure means physical structures (facilities and corridors) that form the foundation for *development*. Infrastructure includes:

sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications **including broadband,** transit and transportation corridors and facilities, **active transportation systems,** oil and gas pipelines and associated facilities. **(Provincial Planning Statement)**

Intensification means the *development* of a property, site or area at a higher density than currently exists through:

- a) *redevelopment*, including the reuse of brownfield sites **and underutilized shopping malls and plazas;**
- b) the development of vacant and/or underutilized lots within previously developed areas;
- c) infill development; and,
- d) the expansion or conversion of existing buildings. **(Provincial Planning Statement)**

Low impact development means an approach to *stormwater* management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and *stormwater* pollution. It typically includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration, and detention of stormwater. Low impact *development* can include, for example: bioswales, vegetated areas at the edge of paved surfaces, permeable pavement, rain gardens, green roofs, and exfiltration systems. **(Provincial Planning Statement)** ~~Low impact development often employs vegetation and soil in its design, however, that does not always have to be the case and the specific form may vary considering local conditions and community character.~~

Major goods movement facilities and corridors means transportation facilities, ~~and~~ corridors **and networks** associated with the inter- and intra-provincial movement of goods. Examples include: intermodal facilities, ports, airports, rail facilities, truck terminals, freight corridors, freight facilities, and haul routes, ~~and~~ primary transportation corridors used for the movement of goods **and those identified in provincial transportation plans**. Approaches that are freight-supportive may be recommended in ~~guidelines developed by the Province~~ **provincial guidance** or based on municipal approaches that achieve the same objectives. (Provincial **Policy Planning** Statement, **2020**)

Major transit station area means the area including and around any existing or planned higher order transit station or stop within a *settlement area*; or the area including and around a major bus depot in an urban core. Major transit station areas generally are defined as the area within an approximate 500 to 800 metre radius of a transit station, ~~representing about a 10-minute walk.~~ **(Provincial Planning Statement)**

Negative impacts:

- a) in regard to policy ~~1.6.6.4~~ **3.6.4** and ~~1.6.6.5~~ **3.6.5** of the Provincial **Policy Planning** Statement, ~~2020~~ **2024**, potential risks to human health and safety and degradation to the *quality and quantity of water*, sensitive surface water features and sensitive ground water features, and their related *hydrologic functions*, due to single, multiple or successive *development*. *Negative impacts* should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;
- b) in regard to policy ~~2.2~~ **4.2** of the Provincial **Policy Planning** Statement, ~~2020~~ **2024**, degradation to the *quality and quantity of water*, sensitive surface water features and sensitive ground water features, and their related *hydrologic functions*, due to single, multiple or successive *development* or *site alteration* activities;
- c) in regard to *fish habitat*, any **permanent harmful** alteration ~~to~~, **disruption** or destruction of *fish habitat*, except where, **in conjunction with the appropriate**

authorities, it an exemption to the prohibition has been authorized under the Fisheries Act; **and,**

d) in regard to other *natural heritage features and areas*, degradation that threatens the health and integrity of the natural features or *ecological functions* for which an area is identified due to single, multiple or successive *development* or *site alteration* activities; **and,**

e) in regard to policy 3.3.3. of the Provincial Planning Statement, any *development* or *site alteration* that would compromise or conflict with the planned or existing function, capacity to accommodate future needs, and cost of implementation of the corridor.

Public service facilities means land, buildings and structures, **including but not limited to schools, hospitals and community recreation facilities,** for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health, **child care** and educational programs, **including elementary, secondary, post-secondary,** long-term care services, and cultural services. *Public service facilities* do not include *infrastructure*. **(Provincial Planning Statement)**

Settlement areas means urban areas and *rural settlements* within municipalities (such as cities, towns, villages and hamlets) that are:

a) *built-up areas* where *development* is concentrated and which have a mix of land uses; **and,**

b) lands which have been designated in an official plan for *development* **in accordance with the policies of this Plan. Where there are no lands that have been designated for development, the settlement area may be no larger than the area where development is concentrated over the long term.** **(Based on Provincial Policy Planning Statement, 2020, and modified for this Plan).**

Special policy area means an area within a community that has historically existed in the flood plain and where site-specific policies, approved by both the Ministers of Natural Resources **and Forestry** and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to Provincial policies concerning *development*. The criteria **for designation** and procedures for approval are established by the Province. A *Special Policy Area* is not intended to allow for new or intensified *development* and *site alteration* if a community has feasible opportunities for *development* outside the flood plain. **(Provincial Planning Statement)**

Strategic growth areas means areas within *settlement areas*, nodes, corridors, and other areas that have been identified by municipalities **or the Province** to be the focus for

accommodating *intensification* and higher density mixed-uses in a more *compact built form*. *Strategic growth areas* include ~~urban growth centres, major transit station areas, and other major opportunities existing and emerging downtowns, lands in close proximity to publicly-assisted post-secondary institutions and other areas where growth or development will be focused,~~ that may include *infill*, redevelopment (e.g. underutilized shopping malls and plazas), brownfield sites, the expansion or conversion of existing buildings, or greyfields. Lands along highways, arterials, or other areas with existing or planned frequent transit service or *higher order transit* corridors may also be identified as *strategic growth areas*. **(Provincial Planning Statement)**

184. The definition of 'employment area' in the Glossary is modified so that it reads:

Employment area means those areas designated in an official plan for clusters of business and economic activities including, ~~but not limited to,~~ manufacturing, research and development in connection with manufacturing, warehousing, goods movement, offices, and associated retail and office, and ancillary facilities. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above.
(Provincial ~~Policy Planning~~ Statement, ~~Growth Plan~~)

185. The following definition is deleted from the Glossary:

~~Provincially significant employment zones mean areas defined by the Province in consultation with affected municipalities for the purpose of long term planning for job creation and economic development. Provincially significant employment zones can consist of employment areas as well as mixed-use areas that contain a significant number of jobs.~~

186. In the Glossary, where 'Provincial Policy Statement' is the source of any definitions, they are modified to read 'Provincial Planning Statement'.

187. "Schedule A1 – Provincial Plan Areas" is modified to remove the following text in the title block:

~~All of the Town of Caledon is subject to The Growth Plan for the Greater Golden Horseshoe.~~

188. Schedules A1, B4 and C1 and Figures F2a and F2b, are modified to clearly identify the Highway 413 Focused Analysis Area and NWGTA Transmission Corridor Narrowed Area of Interest as two separate overlays.

Schedules B1, B2, C2, D1, D2a, D2b, D3, D8 and F1 and Figures C5, F3 and H1 are modified to identify the Highway 413 Focused Analysis Area and NWGTA Transmission Corridor Narrowed Area of Interest.

Additionally, references to 'Planned Highway 413 Corridor Protection Area' are replaced with 'Highway 413 Focused Analysis Area' and references to 'NWGTA Transmission Corridor Protection Area' are replaced with 'NWGTA Transmission Corridor Narrowed Area of Interest'.

189. The Schedules below are modified to reflect the 2051 urban expansion lands approved through Bill 162:

“Schedule B1 – Town Structure (March 2024)” is modified by adding the lands shown in Appendix A, attached hereto, to the Urban Area.

“Schedule B2 – Growth Management (March 2024)” is modified by adding the lands shown in Appendix A, attached hereto, to the New Urban Area 2051.

“Schedule B3c – Land Use Designations Oak Ridges Moraine Conservation Plan (March 2024)” is modified by adding the lands shown in Appendix A, attached hereto, to the Urban Area.

“Schedule B4 – Land Use Designations (March 2024)” is modified by adding the lands shown in Appendix A, attached hereto, to the New Community Area and New Employment Area designation and by redesignating the lands shown in Appendix B from New Employment Area to New Community Area.

“Schedule C1 – Town-wide Transportation Network (March 2024)” is modified by adding the lands shown in Appendix A, attached hereto, to the Urban Area and Settlement Area.

“Schedule C2 – Town-wide Road Right-of-Way Widths (March 2024)” is modified by adding the lands shown in Appendix A, attached hereto, to the Urban Area and Settlement Area.

“Schedule D1 – Natural Environment System (March 2024)” is modified by adding the lands shown in Appendix A, attached hereto, to the Urban Area.

“Schedule D2a – New Urban Area Preliminary Natural Environment System (March 2024)” is modified by including the lands shown in Appendix A, attached hereto, within the New Urban Area and Schedule Boundary, and by adjusting the Rural System boundary.

“Schedule D2b – New Urban Area Preliminary Natural Environment System (March 2024)” is modified by including the lands shown in Appendix A, attached hereto, within the New Urban Area and Schedule Boundary, and by adjusting the Rural System boundary.

“Schedule D3 – Natural and Supporting Features and Areas (March 2024)” is modified by adding the lands shown in Appendix A, attached hereto, to the Urban Area.

“Schedule D5 – Landform Conservation Areas Oak Ridges Moraine Conservation Plan (March 2024)” is modified by adding the lands shown in Appendix A, attached hereto, to the Urban Area.

“Schedule D6 – Areas of High Aquifer Vulnerability Oak Ridges Moraine Conservation Plan (March 2024)” is modified by adding the lands shown in Appendix A, attached

hereto, to the Urban Area.

“Schedule D7 – Wellhead Protection Areas Oak Ridges Moraine Conservation Plan (March 2024)” is modified by adding the lands shown in Appendix A, attached hereto, to the Urban Area and Settlement Area.

“Schedule D8 – Parks and Open Space (March 2024)” is modified by adding the lands shown in Appendix A, attached hereto, to the New Community Area and New Employment Area designation and by redesignating the lands shown in Appendix B from New Employment Area to New Community Area.

“Schedule E1 – Rural System (March 2024)” is modified by adding the lands shown in Appendix A, attached hereto, to the Urban System.

“Schedule F1 – Urban System (March 2024)” is modified by adding the lands shown in Appendix A, attached hereto, to the New Employment Area designation.

“Figure C3 – Designated Cultural Heritage (March 2024)” is modified by adding the lands shown in Appendix A, attached hereto, to the Urban System.

“Figure D11 – Comparing Land Use with the Natural Environment System (March 2024)” is modified by adding the lands shown in Appendix A, attached hereto, to the New Urban Area.

“Figure F2a – Preliminary Community Structure Area (March 2024)” is modified by adding the lands shown in Appendix A, attached hereto, to the New Community Area and New Employment Area designation and by redesignating the lands shown in Appendix B from New Employment Area to New Community Area.

“Figure F2b – Preliminary Community Structure Area (March 2024)” is modified by adding the lands shown in Appendix A, attached hereto, to the New Community Area and New Employment Area designation.

“Figure F3 – Secondary Planning Areas (March 2024)” is modified by adding the lands shown in Appendix A, attached hereto, to the Proposed Secondary Plan Boundary.

“Figure H1 – Site-specific Exceptions (March 2024)” is modified by adding the lands shown in Appendix A, attached hereto, to the Urban Area.

190. Schedules B2, B4, D1, D2b, D3, D8, F1 and Figures D11, F2b, F3 and H1 are modified to reflect the expanded Tullamore Secondary Plan Boundary as shown in Appendix C.
191. “Schedule B2 – Growth Management” is modified by renaming ‘Designated Greenfield Area’ to ‘Designated Growth Area’. The Schedule is further revised to remove the ‘Provincially Significant Employment Zone’ label and designation.
192. “Schedule B3a – Land Use Designations Greenbelt Plan and Growth Plan for the Greater Golden Horseshoe” is renamed to “Schedule B3a – Land Use Designations Greenbelt Plan and Natural Heritage System” and the reference in the title block to the

Growth Plan for the Greater Golden Horseshoe is deleted.

193. Schedule B3c is modified to revert to the Natural Core Area, Natural Linkage Area and Palgrave Estates Residential Community boundaries of the current Official Plan Schedule P as shown in Appendix D.
194. Schedules B4, D1, D2b, D3, D8, F1 and Figures F2b, F3 and H1 are modified by adding the lands circled in red on Appendix E to the Bolton Rural Service Centre boundary.
195. Schedules B4, D1, D2a, D3, D8, F1 and Figures F2a, F2b, F3 and H1 are modified to include the lands depicted in blue on Appendix F as within the Mayfield West and Caledon Station Secondary Plan areas, and denoted as 'Refer to Part A, Section 1.2'.
196. "Schedule B4 – Land Use Designations" is modified to remove the Parks and Open Space and Rural Economic Development Area designation from lands which are also designated Prime Agricultural Areas, as shown in Appendix G. An additional modification is added to the title block as follows:

Schedule B4 shall be read in conjunction with Schedule E1 and Policy 17.2.7 where Prime Agricultural Areas are also subject to the Natural Features and Areas designation.

197. Schedule C1: Town-Wide Transportation Network is modified to show the new capacity expansion of Highway 9 as an overlay on the Schedule.
198. Schedule C1: Town-Wide Transportation Network is modified to relabel County Road 109 from a Regional Road to a Collector Road, and to relabel Winston Churchill Boulevard north of Beech Grove Side Road as a Collector Road.
199. Schedule D7 is modified to reflect most recent Wellhead Protection Areas mapping for the following Wells as depicted in the Source Protection Information Atlas (see Appendix H):

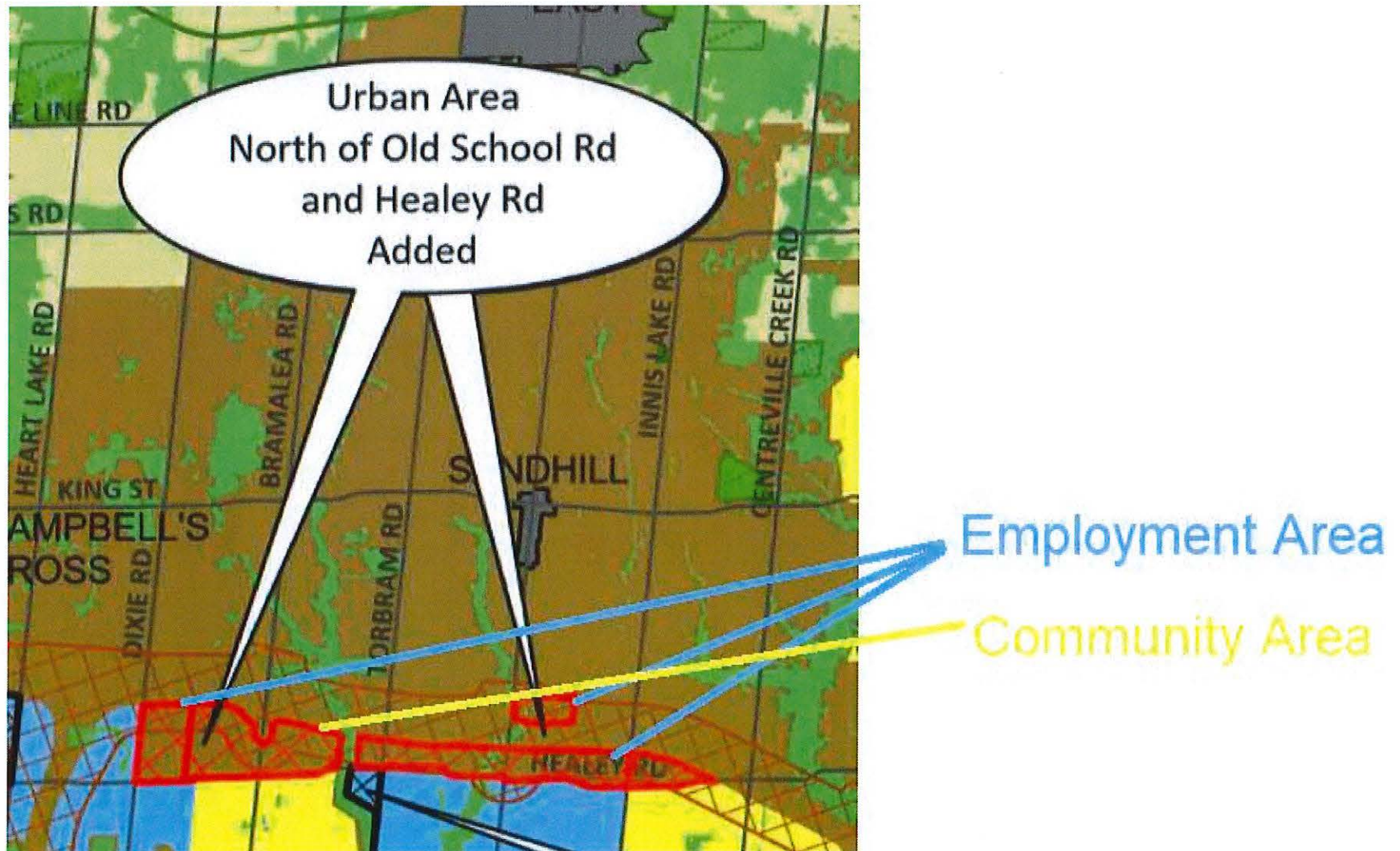
Palgrave #2, #3, #4; Caledon Village #3, #4; Caledon East #2, #3, #4, #4a.
200. Schedule D8 is modified to remove the two Proposed District Parks within the Greenbelt Plan Area and Prime Agricultural Area, as circled in red on Appendix I.

Dated at Toronto this 22nd day of OCTOBER, 2025

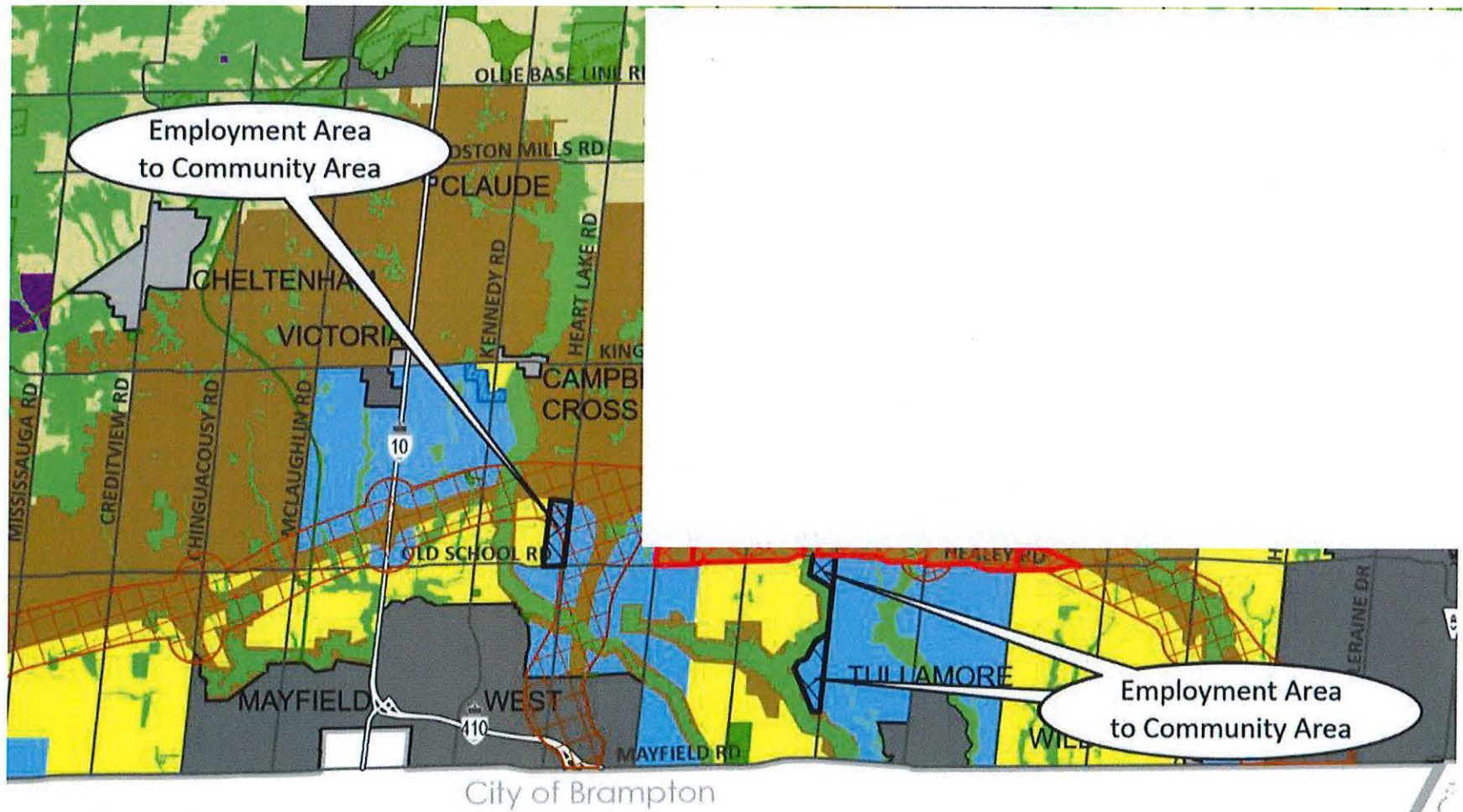


Sean Fraser, Assistant Deputy Minister
Municipal and Housing Operations Division
Ministry of Municipal Affairs and Housing

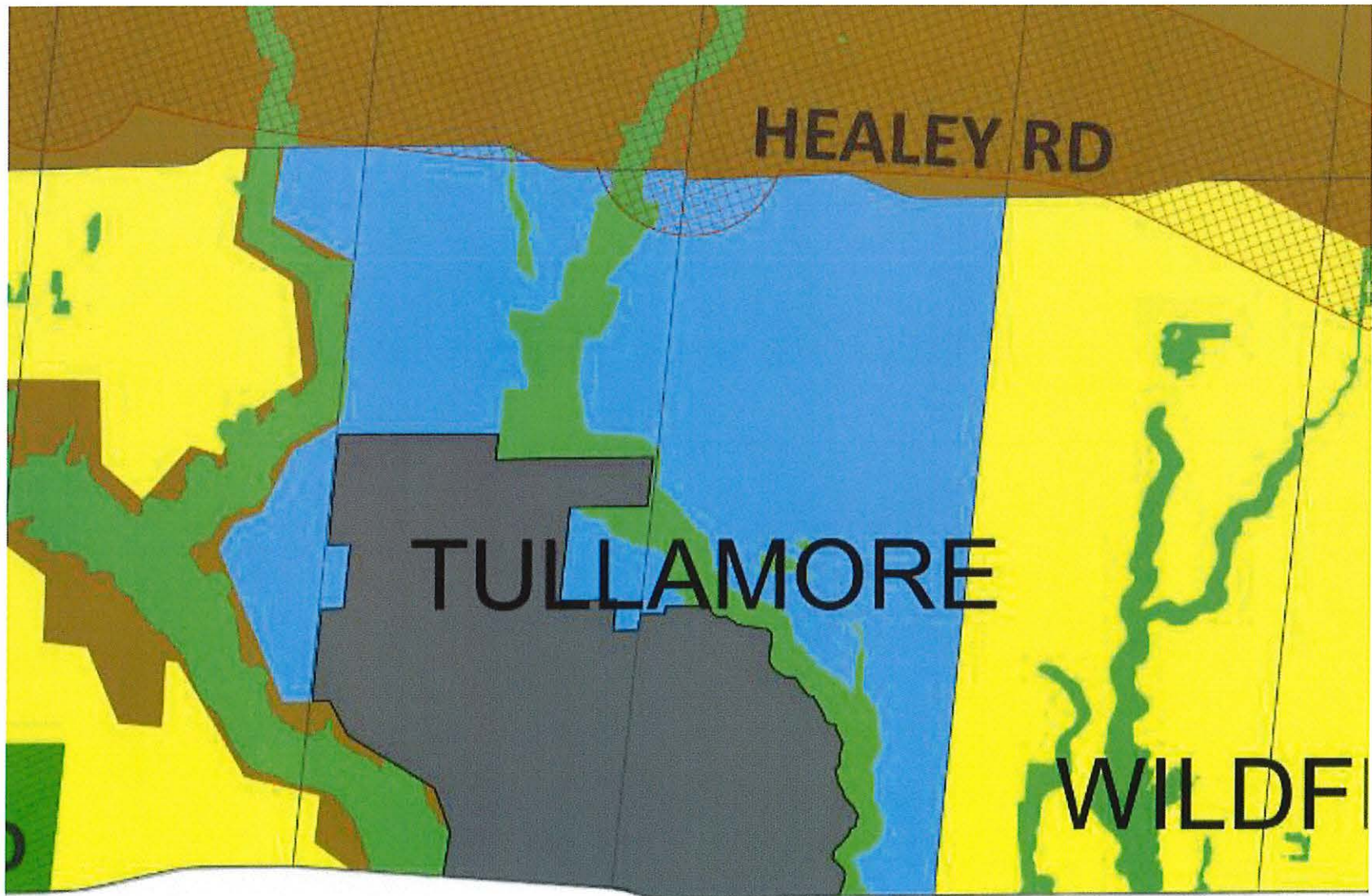
Appendix A



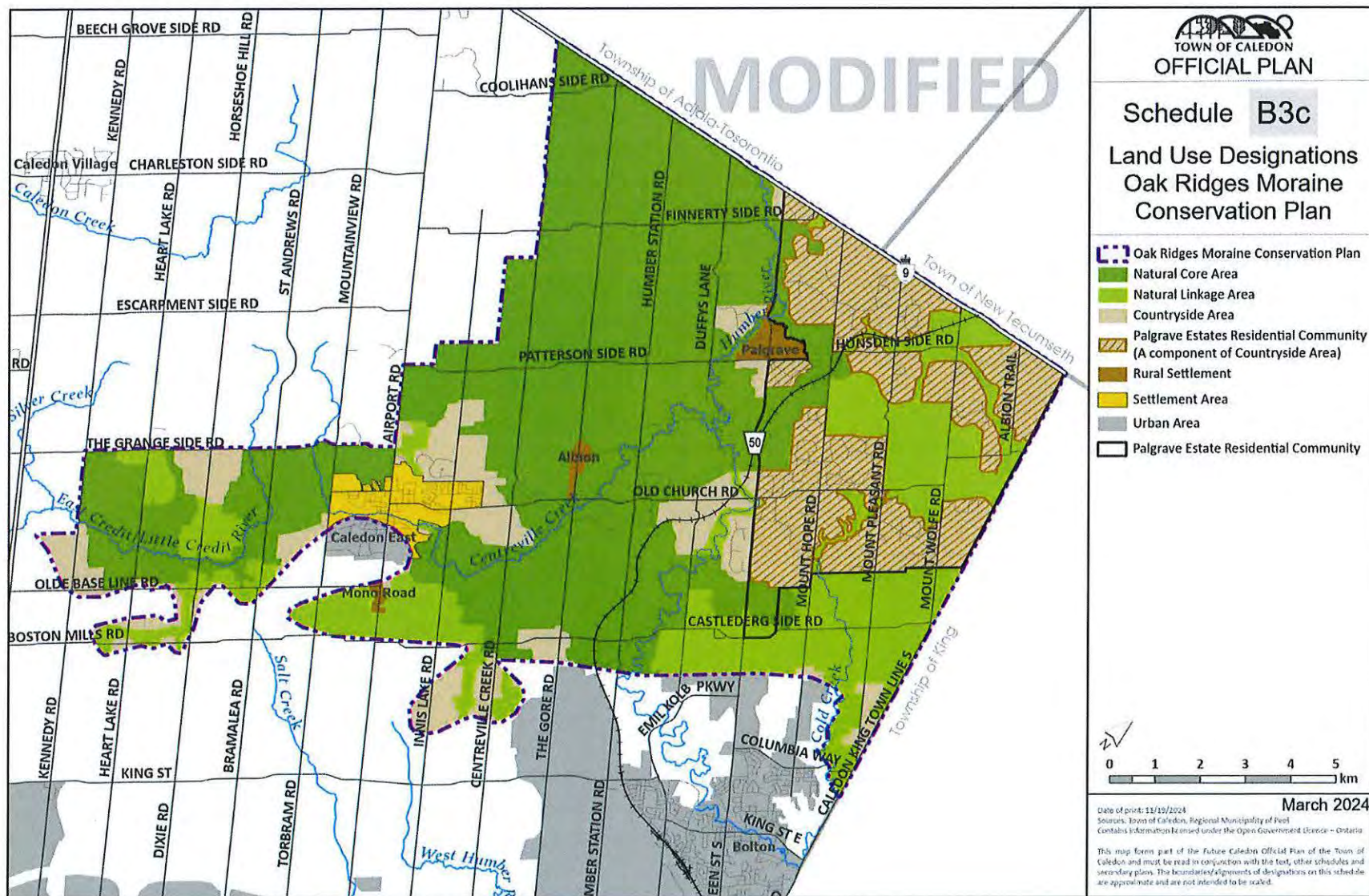
Appendix B



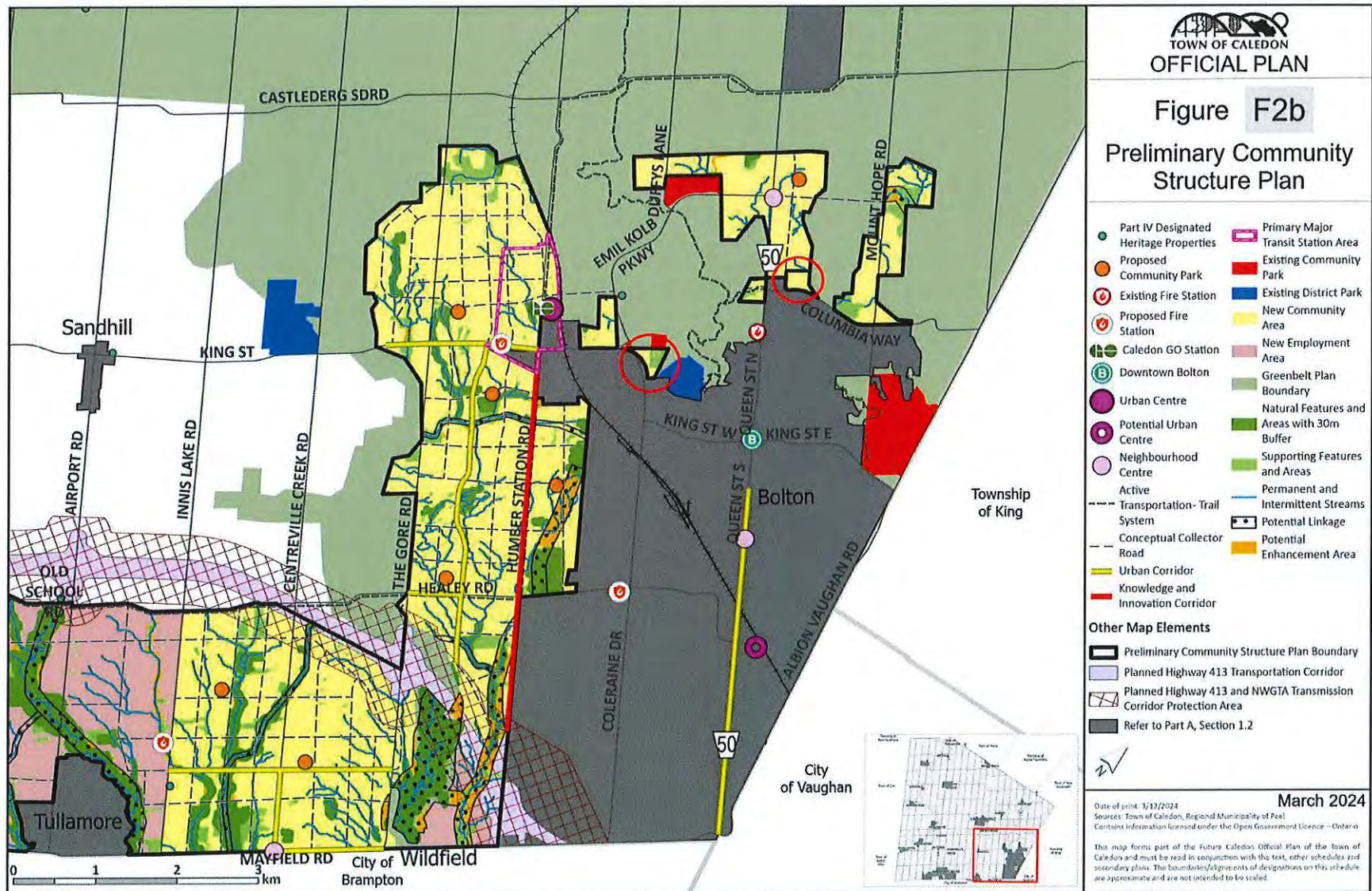
Appendix C



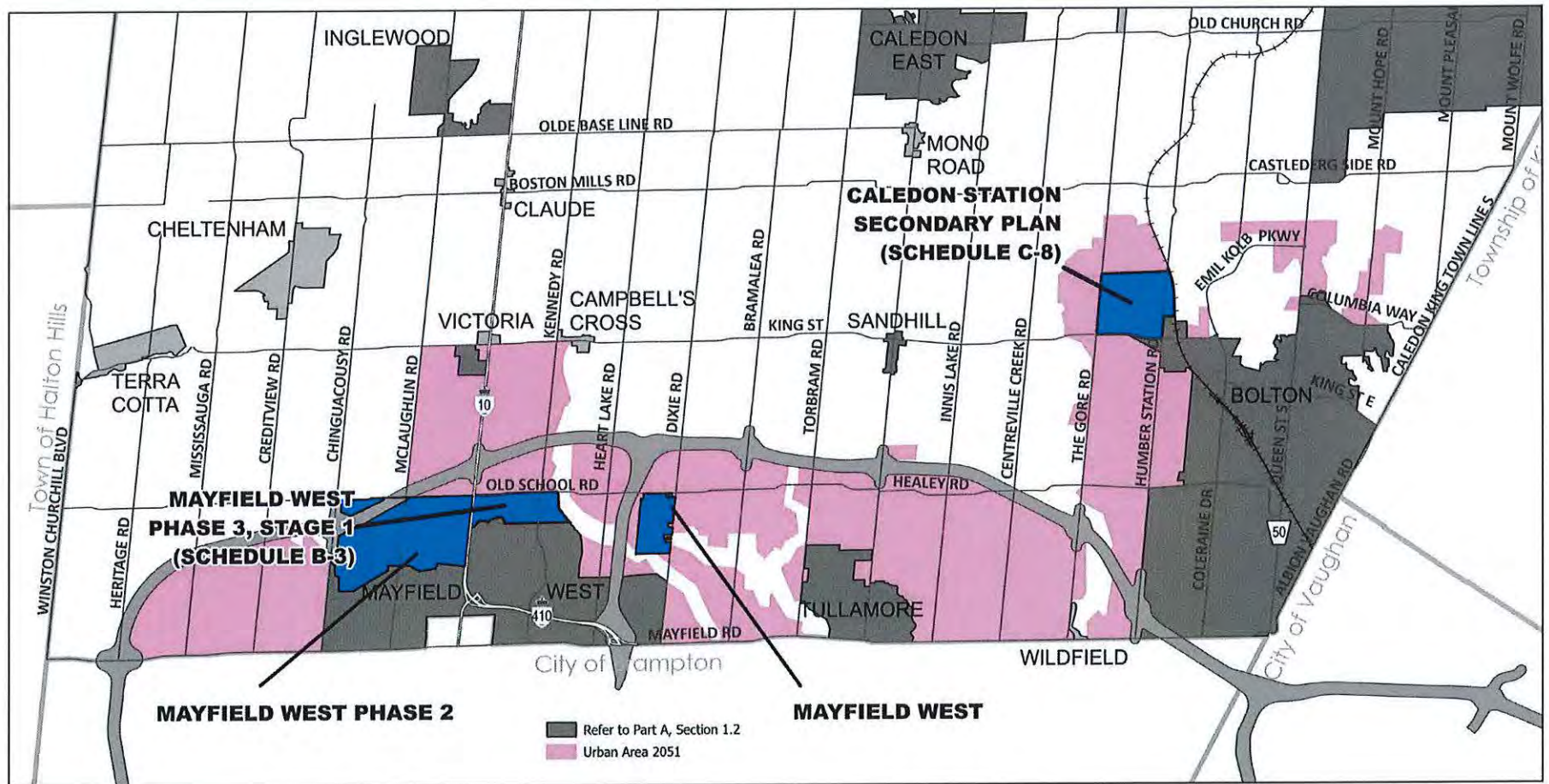
Appendix D



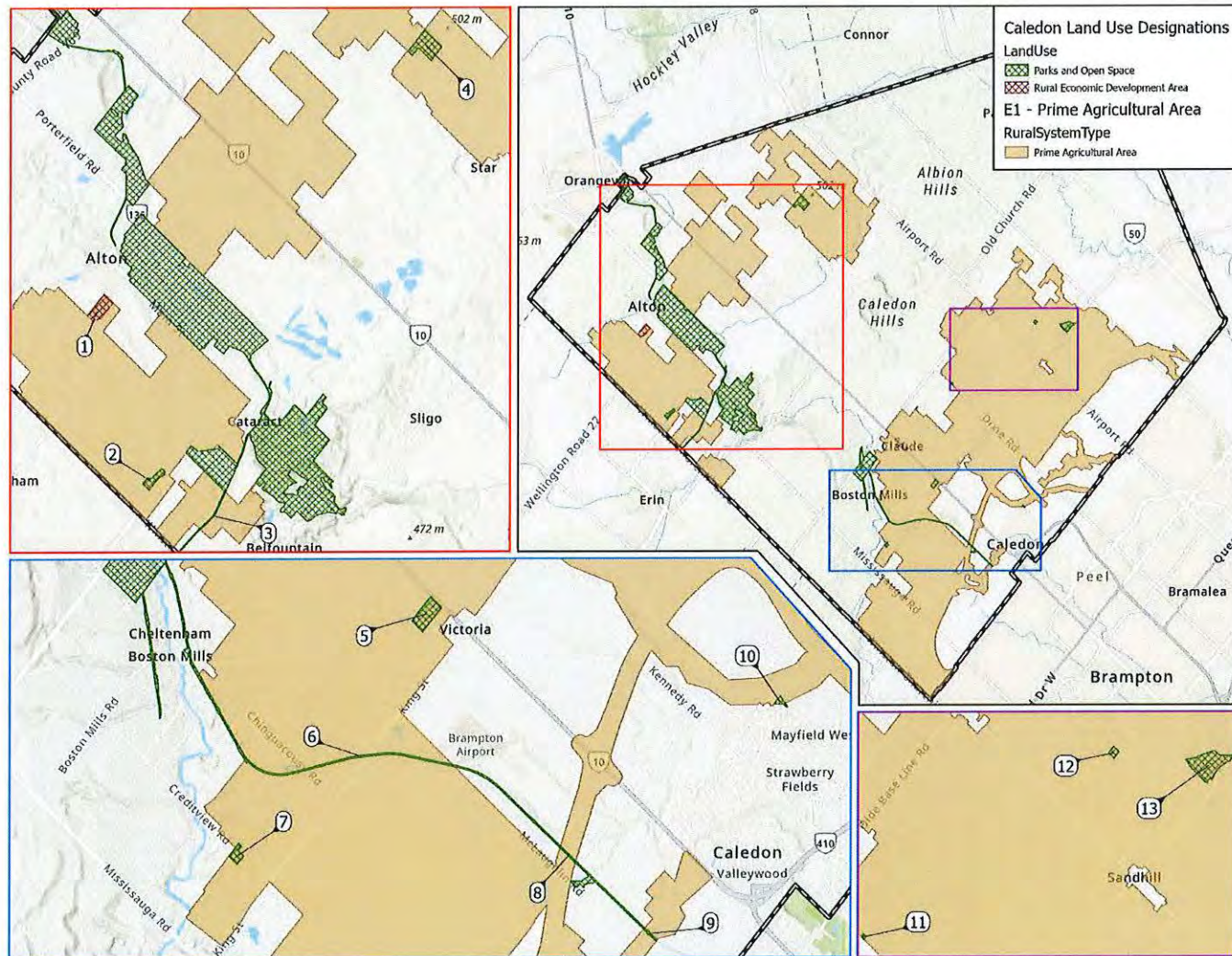
Appendix E



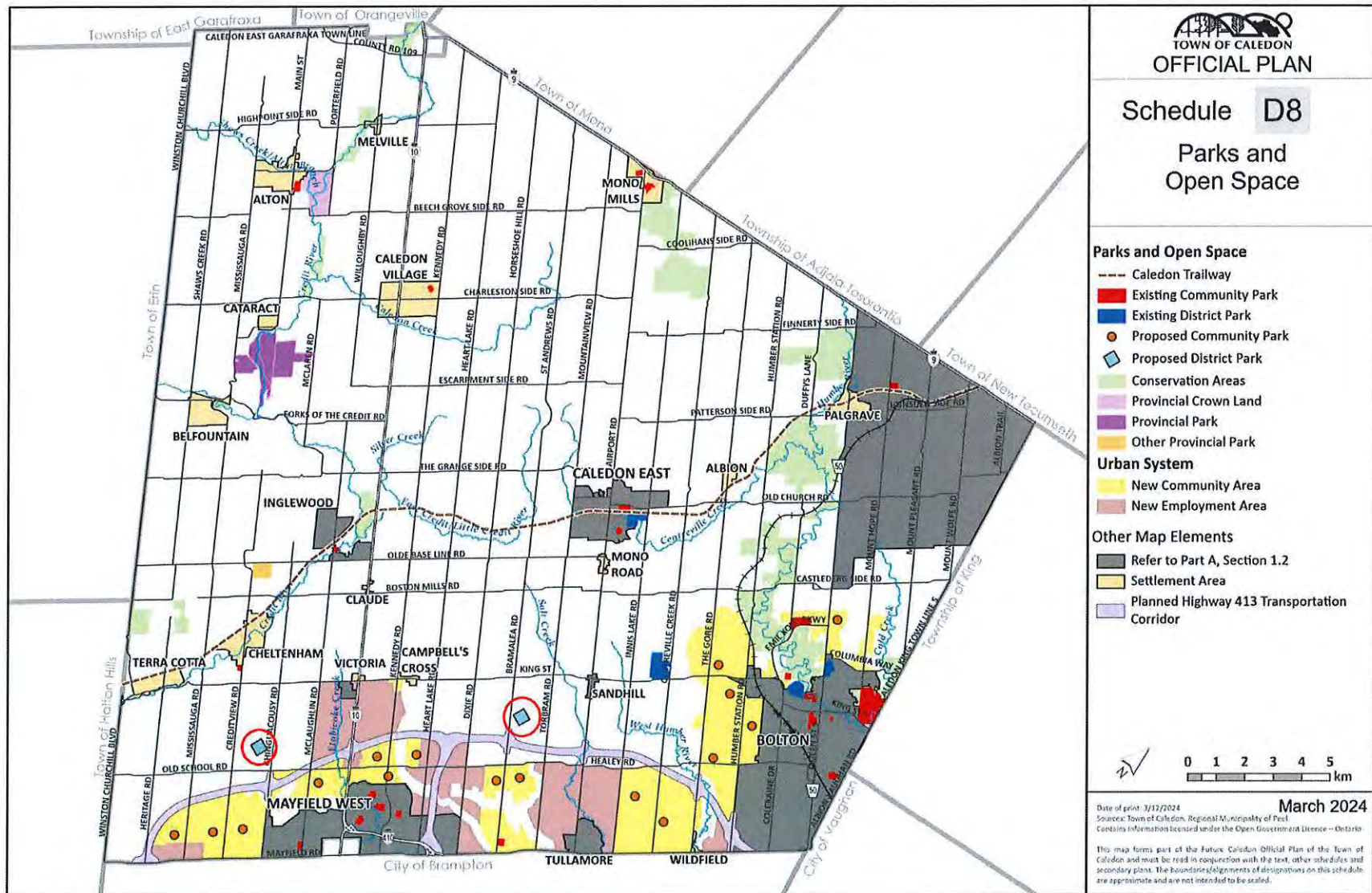
Appendix F



Appendix G



Appendix I



Appendix L

