

Schedule “A” to By-law 2025-093
Official Plan Amendment Number C-2
to the Region of Peel Official Plan

Constitutional Statement

The details of the Amendment, as contained in Part 2 of this text, constitute Amendment Number C-2 to the Region of Peel Official Plan.

Part 1 – The Preamble

Subject Lands:

The proposed Amendment applies to all lands within the Town of Caledon.

Purpose and Effect:

The purpose of this Amendment is to modify the text of the Region of Peel Official Plan, as it applies to Caledon, to establish updated policies for additional residential units and multiplexes.

The effect of this Amendment will be to update the Plan’s direction with respect to additional residential units (ARUs) in alignment with provincial policies.

Basis:

The basis for this Amendment is contained in Staff Report 2025-0466.

The Amendment aligns with the proposed changes to the Future Caledon Official Plan and 1978 Town of Caledon Official Plan to support more diverse and attainable housing for Caledon’s growing population.

Part 2 – The Amendment

The Region of Peel Official Plan is amended as described below. Text that is **bolded and underlined** is new text to be inserted into the Region of Peel Official Plan. Text that is crossed out (~~“strike through”~~) is to be deleted from the Plan:

1. Revise Policy 5.7.19.8 “Rural Lands, Policies” as follows:

Not permit ***new multiple lots or units for residential development*** in Rural Lands except in site-specific locations with approved zoning or designation in the local municipal official plan that permitted this type of development as of June 16, 2006, **and except for additional residential units in accordance with Policy 5.9.14, which may be permitted by an implementing zoning by-law in a manner consistent with the policies of the Provincial Planning Statement, Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan.**

2. Revise Policy 5.9.14 “Housing, Policies, Housing Options and Targets” as follows:

Direct the local municipalities to include policies in local municipal official plans that permit **up to three additional residential units, unless otherwise restricted by the policies of the Provincial Planning Statement, Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, and the Greenbelt Plan,** including:

- a) the use of ~~two residential units~~ **residential unit(s)** in a detached house, semi-detached house, or rowhouse; and
- b) the use of ~~a residential unit~~ **residential unit(s)** in a building or structure ancillary to a detached house, semi-detached house, or rowhouse, **provided no more than three additional residential units are on a lot.**