



PLANNING AND DEVELOPMENT DEPARTMENT  
Policy Section

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**Report 2006-36 As Amended**

To: Mayor and Members of Council  
From: Mary Hall, Director of Planning and Development  
Meeting: May 16, 2006  
**SUBJECT: TOWN OF CALEDON POPULATION AND EMPLOYMENT  
FORECASTS AND ALLOCATIONS**

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**RECOMMENDATION**      Requires Action       For Information Only

That the Council for The Corporation of the Town of Caledon:

1. Receive Planning and Development Report 2006-36: Town of Caledon Population and Employment Forecasts and Allocations;
2. Authorize staff to proceed with a Statutory Public Information Meeting regarding the proposed Official Plan Amendment No. 203 dealing with population and employment forecasts and allocations for the 2021 to 2031 planning horizons and to schedule the Public Information Meeting on June 12, 2006;
3. Direct that the Town adopt an adaptive management approach to ensure that the growth forecasts for 2031 meet the environmental, social and fiscal objectives of the Town;
4. Direct that the Town implement the adaptive management approach by initiating a monitoring program in accordance with Section 6.5 of the Official Plan and that the growth forecasts be reviewed at the time of the five year review on the basis of the results of the monitoring;
5. Request the Region of Peel to incorporate the Town of Caledon's proposed population and employment forecasts for the 2031 planning horizon into the review of the Regional forecasts which is already underway; and,
6. Direct that copies of Planning and Development Report 2006-36 **As Amended** and the proposed Official Plan Amendment No. 203 be forwarded to the Region of Peel, the City of Brampton and the City of Mississauga and circulated to relevant agencies and departments for their comment.

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**Planning & Development Department - Policy Section**  
**Report 2006-36 As Amended**

**May 17, 2006**

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## HIGHLIGHTS

Planning and Development Report 2006-36 recommends that:

### ***2021 Planning Horizon***

1. There will be no change to the 2021 Town-wide population and employment forecasts that are currently included in the Official Plan so that the 2021 Town-wide population will remain at 84,444 and the employment forecast remains at 32,667.
2. There will be a reallocation of approximately 5,400 people from the Villages and the Palgrave Estate Residential Area to the Rural Service Centres.
3. The 5,400 reallocation will be split between Mayfield West (3,900) and Bolton (1,500). The 1,500 reallocation to Bolton will be accommodated within the existing settlement area through infill, intensification and the development of the remaining vacant lands. There is no need to adjust the settlement boundary for residential purposes before 2021 ***in Bolton. The 3,900 population reallocation to Mayfield West will be located subject to the policies of ROPA 17 which direct additional growth to the west of Highway 10.***

### ***2031 Planning Horizon***

4. The Town-wide population forecast for 2031 will be 108,000 and the employment forecast will be 48,701.
5. The population increase of 23,500 between 2021 and 2031 will be distributed equally between Mayfield West and South Albion.

### ***2006 Through 2031***

6. The Town adopt an adaptive management approach to ensure that the 2031 growth forecasts meet the environmental, social and fiscal objectives of the Town. To implement the adaptive management approach it is recommended that the Town monitor the indicators listed in Section 6.5 of the Official Plan and review the growth forecasts at the time of the five year review taking into account the results of the monitoring program.

## TERMINOLOGY

Throughout this report and the appended studies, reference is made to population and employment forecasts and population allocations. The population and employment forecasts refer to the Town-wide forecasts, whereas the allocations refer to the distribution of population among the various communities within the Town. This is consistent with the terminology of Section 4.0 of the Official Plan (Population and Employment). Section 4.0 allocates future population growth to Bolton, Mayfield West and Caledon East individually, but allocates population to the Villages as a group, the Hamlets as a group and the Industrial/Commercial Centres as a group. It also allocates

population to the 'Rural' category. The 'Rural' category includes lands in the Agricultural Area and Rural Area designations and the Palgrave Estate Residential Community. Although the population of the Palgrave Estate Residential Community is included in the 'Rural' population in the Official Plan, this report will specifically discuss a population allocation for the Palgrave Estate Residential Community as it is a key component of the proposal to reallocate population within the 2021 planning horizon.

Throughout this report, reference will be made to Bolton, South Albion and South Albion-Bolton. Bolton refers to the existing community and this term will be used when describing development, such as infill, that could occur within the existing settlement boundaries of Bolton. South Albion is the area that is under study for potential new development outside the current boundary of Bolton after 2021. South Albion-Bolton is used to describe the entire Study Area for the South Albion-Bolton Community Plan including the existing Bolton settlement area together with the surrounding rural lands. The term South Albion-Bolton also refers to the community that will ultimately develop in the south east area of the Town including the existing community of Bolton and the future development in South Albion.

The words "options" and "scenarios" are used in the discussion of the alternative population and employment forecasts and allocations. The word "options" is used to describe the four alternative population numbers that were considered in determining the Town-wide population for 2031. The word "scenarios" relates to the distribution of the post 2021 population growth between Mayfield West and South Albion. The two alternative scenarios are: Scenario 1 - splitting the population growth equally between the two communities; and Scenario 2 - directing all growth to Mayfield West until it has reached the 2021 population of Bolton and then splitting the population growth equally between the two communities.

## **BACKGROUND**

### **Town of Caledon Principles, Strategic Direction and Goals**

The Town of Caledon Official Plan articulates a vision for the Town in its Principles, Strategic Direction and Goals. The Official Plan states that the Town will seek to balance the three Principles: a) preservation, protection and enhancement of natural physical features and biological communities, and cultural heritage resources; b) the fostering of communities where individual needs for employment, learning, culture, recreation and physical and social well-being can be satisfied; and c) fiscal sustainability. The Strategic Directions indicate that the Town will manage the rate of growth in a manner consistent with these Principles and that the rate and type of growth may be different from that which would be dictated by the market.

The Strategic Directions state that "a hierarchy of settlements will be maintained as the focus for future growth, and the majority of new development will be concentrated in the Rural Service Centre settlements of Mayfield West, Bolton and Caledon East." This settlement structure, which is known as the Tri-Nodal Growth Strategy, is intended to "optimize orderly development and convenient access to services for residents, protect and steward ecosystems, focus growth away from sensitive cultural resources and support municipal fiscal sustainability".

The Tri-Nodal Growth Strategy and the related population and employment forecasts for the 2021 planning horizon were approved through the Ontario Municipal Board hearing regarding Official Plan Amendment 114 (OPA 114) in 1997. In its decision the OMB confirmed that Caledon should be allowed to implement its Tri-Nodal Growth Strategy for a period of at least ten years.

### **Planning Context**

Since the approval of OPA 114 in 1997, the Province has taken a more active role in planning in the Greater Toronto Area and most recently in the larger Greater Golden Horseshoe. In addition to declaring its interests through the Provincial Policy Statement, the Province has prepared plans for specific geographic areas including the Oak Ridges Moraine Conservation Plan which came into effect in November, 2001 and the Greenbelt Plan which came into effect in December, 2004.

The Greenbelt Plan Area includes the Niagara Escarpment Plan Area and the Oak Ridges Moraine Conservation Plan Area. The remainder of the Greenbelt is designated as Protected Countryside. The purpose of the Greenbelt Plan is to indicate where urbanization should not occur, and to provide permanent protection to the agricultural land base and the ecological features and functions within the Plan area. In Caledon, the Greenbelt Plan includes about 80% of the total land area. The remaining 20% of the land in the southern part of the Town where growth may be able to occur has become known as the “white belt”. The entire “white belt” area in Caledon is designated Prime Agricultural Area in the Region of Peel Official Plan.

The Province has also developed Places to Grow: the Proposed Growth Plan for the Greater Golden Horseshoe. The latest version of Places to Grow was released in November, 2005 and the final version is expected shortly. The Proposed Growth Plan contains population, household and employment forecasts for the Greater Golden Horseshoe (GGH) and for the upper and single tier municipalities within the GGH through the year 2031. The Growth Plan will guide decisions on where and how growth will occur.

### **South Albion-Bolton Community Plan**

Since the Tri-nodal Growth Strategy was approved in 1997, growth has occurred in the Town of Caledon in accordance with the population and employment forecasts in OPA 114, but the majority of the growth has occurred in Bolton. Following the approval of OPA 114, the majority of the subdivisions in Bolton received rapid approval by the OMB and growth occurred very quickly. As a result, the 2021 population allocation for Bolton has been reached and the settlement is largely built out within its boundaries. The South Albion-Bolton Community Plan process was originally initiated to develop a proactive response to the rapid residential development in Bolton, assess the need for additional employment land and review the commercial policies in Bolton.

As part of this work, a review of the town-wide population and employment forecasts was required to provide an updated population allocation to South Albion-Bolton that would serve as the basis for determining residential, employment and commercial land

needs. It was recognized that with the passage of time since the 2021 forecasts were developed and with the movement of the Province, the Region of Peel, Mississauga and Brampton toward a 2031 planning horizon, it was necessary to develop population and employment forecasts for 2031 for Caledon.

A General Terms of Reference for the South Albion-Bolton Community Plan was approved by Council on May 4, 2004 (Planning and Development Report 2004-32). To expedite the planning process three sub-component studies were given priority. These were the Population and Employment Allocations and Project Advisor sub-component, the Employment Land Needs Study, and the Commercial Policy Review. A detailed Terms of Reference for these sub-components was approved by Council on February 22, 2005 (Planning and Development Report 2005-16). The Butler Group Consultants Inc. was retained as the overall planning advisor for the South Albion-Bolton Community Plan. C. N. Watson and Associates Ltd. was retained to prepare the population and employment forecasts, assess fiscal impacts and determine the need for employment land. W. Scott Morgan was retained to complete the Commercial Policy Review.

The study to develop population and employment forecasts and allocations has been completed. Town-wide population and employment forecasts and allocations have been developed for the 2031 planning horizon. Minor modifications to the population allocations for the 2021 planning horizon are being proposed to better reflect the growth potential of the rural area and the Rural Service Centres of Mayfield West and Bolton. The population and employment forecasts and allocations will be used as inputs to the Employment Land Needs Study and Commercial Policy Review. When the population and employment forecasts and allocations have been established these studies can be completed.

The purpose of this Planning Report is to present the findings and recommendations of the Population and Employment Allocations sub-component for the 2021 and 2031 planning horizons. The process of developing these findings and recommendations is summarized in this Planning and Development report. The process is explained in more detail in the Study Report titled "*Town of Caledon Population and Employment Forecasts and Allocations*" which has been prepared by The Butler Group Consultants, C.N Watson and Associates and Town Planning and Development staff. The Study Report will be provided under separate cover at a later date.

## **DISCUSSION**

### **Process to Date**

A review of Provincial, Regional and Town policies and a review of the Town's previous growth performance, particularly the growth performance in the last ten years provided the foundation for the development of the population and employment forecasts and allocations. A range of three Town-wide population and employment forecasting alternatives for the 2021 to 2031 period were developed initially to provide working population and employment numbers for South Albion-Bolton. A preliminary examination of the residential land needs in South Albion-Bolton considered the provisional population allocation and the capacity to accommodate future growth within the settlement boundary. An initial estimate of the employment land needs was made

based on available land supply, historical absorption rates and employment potential. Six broad scale development options for employment and residential lands were developed and brought forward to the public at the June 27, 2005 Community Meeting.

The purpose of the June 27, 2005 meeting was to introduce the Study to the public, stakeholders and other interested parties. Staff and Councillors were interested in obtaining public input regarding the three alternative population and employment forecasting scenarios and the six land use options for South Albion. Input was received through a questionnaire provided at the Community Meeting as well as additional comments in the form of letters, emails and personal communication. As a result of landowner interest, two additional land use options were added to the study, resulting in a total of eight land use options for South Albion.

Following the Community Meeting the study focused on the population and employment forecasts for Caledon and the allocations for South Albion-Bolton. This was necessary to develop a more precise indication of residential, employment and commercial land needs and to provide the Region of Peel with provisional 2031 forecasts to complete its Servicing Master Plan Update. In addition, interest in the forecasts was developing in other areas of the Town, notably Mayfield West.

A second Community Meeting was held on September 19, 2005 to present four population and employment growth options that had been prepared by the consultants for the 2031 planning horizon and to discuss population distribution issues. The four alternative options for the Town-wide population in 2031 were: 99,500; 105,000; 108,000 and 114,000. Questionnaires were provided at the Community Meeting and subsequently, written comments were received from residents, community groups, landowners and agents on behalf of development interests. Some of the residents in attendance at the Community Meeting expressed the view that there should be a lower growth option than those that were presented. The consultants have since prepared a lower growth option with a population of 88,444. To keep the number of growth options manageable, the intermediate option of 105,000 has been deleted. Accordingly, the four options for consideration in determining the 2031 population for the Town of Caledon are: Option A:88,444, Option B:99,500, Option C:108,000 and Option D:114,000.

During the course of this study, the Study Team met with Regional Planning and Public Works staff on several occasions to discuss the implications of additional growth for Regional services. The Study Team also consulted with Town staff including the Directors of the Recreation and Public Works and Engineering departments, the Fire Chief, the Chief Librarian, the Treasurer and the Chief Administrative Officer regarding the implications of growth for municipal services and finances. The Economic Development Section has also contributed information to the Study Team. In addition, the Study Team met with the Senior Management Team.

The principles of the Tri-nodal Growth Strategy guided the development of population allocations. It is suggested that the post 2021 population growth should be allocated to Mayfield West and South Albion-Bolton. Although Caledon East is also a Rural Service Centre, it is not recommended that additional growth be allocated to this community. A substantial increase in the Caledon East population has already been approved in the Caledon East Secondary Plan, and the lands surrounding Caledon East are located in

the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan. The Strategic Directions of the Official Plan recognize the geophysical constraints to growth in Caledon East and indicate that the community will not be as large as Mayfield West and Bolton.

Two scenarios for distributing population growth were prepared: Scenario 1 – future population growth would be split evenly between Mayfield West and South Albion-Bolton and Scenario 2 – Mayfield West would receive additional growth until it would be similar in size to Bolton and thereafter the growth would be split evenly so that both communities would be of equal size by 2031. These two distribution scenarios and the four population growth options resulted in eight possible population forecasting alternatives as shown on the tables in Figure 1 and Figure 2. The employment forecasts associated with the four population growth options are shown on Figure 3.

It is also proposed that prior to 2021, additional population could be allocated to the major growth areas of South Albion-Bolton and Mayfield West by reallocating population from the Villages and the Palgrave Estate Residential Area. This would allow for infill, intensification and the development of the existing vacant land in Bolton and an increase to the critical mass of population in Mayfield West without changing the 2021 Town-wide population of 84,444. The proposed reallocations are shown on Figures 1 and 2.

The alternative population forecasting options and distribution scenarios for 2031 and the proposed reallocations for 2021 were presented to Council at a workshop on February 27, 2006.

### **Population and Employment Growth Evaluation**

A comprehensive evaluation of the four population growth options and two distribution scenarios for 2031 and the associated employment forecasts was undertaken. The starting point for the consideration of evaluation criteria was the Local Growth Overview (LGO), a study completed in 1995 as part of the development of OPA 114. The LGO study evaluated a number of population growth options and recommended the population forecasts and allocations for the 2021 planning horizon that are currently in the Official Plan. The seven evaluation criteria that were used in the LGO exercise were:

- Environmental, Quality of Life and Other Planning Matters
- Public Service Levels
- Commercial Service Levels
- Local Job Availability
- Property Tax Levels
- Local Business and Property Owner Prosperity
- Housing Choice and Affordability

In the current exercise of developing population forecasts and allocations for 2031, the selection and refinement of evaluation criteria for assessing the eight population options was the subject of considerable discussion and public comment. The criteria used in the LGO study are still appropriate as they were developed based on the Principles, Strategic Direction and Goals contained in the Official Plan. The consultants adapted

the original LGO criteria for use in undertaking the analysis from an economic and planning perspective.

The economic analysis completed by C.N. Watson and Associates considered:

- Fiscal Impact
- Live/Work Potential
- Commercial Service Levels
- Growth Assimilation
- Municipal Servicing

The planning analysis completed by The Butler Group considered:

- Consistency with the Town's vision and Growth Management Strategy
- Environmental, Quality of Life and Other Planning Matters
- Urban Structure
- Local Job Availability
- Housing Choice and Affordability
- Public Service Levels and Property Tax Levels
- Local Business and Property Owner Prosperity

In addition to the criteria used in the economic and planning analyses, two other issues have been examined by Town staff to reflect the current planning context and Town priorities. These include Agricultural Land and the Provincial and Regional Growth Forecasts. Environmental Considerations have also been addressed as a separate criterion by Town staff in recognition of the priority given to the Town's ecosystem principle, goal and objectives in the Official Plan as a basis for land use planning decisions.

At this point, sites for settlement expansion have not been identified and therefore the specific environmental impacts of growth cannot be assessed. In general, the South Albion and Mayfield West Study Areas are preferable locations for growth as they are both located outside of the Greenbelt Plan area and full municipal services are available. The environmental policies of the Official Plan direct that the future planning processes in all communities including Mayfield West and South Albion appropriately address the protection of the environment.

An environmental issue that has been raised in relation to development in the Mayfield West and South Albion Study Areas is the downstream impact of surface water and stormwater run-off on the receiving rivers and streams. The conservation authorities are undertaking watershed studies that identify impacts of development on water quality and quantity and that will recommend improved stormwater management practices.

The Caledon Environmental Advisory Committee (CEAC) in their report to Council: A Sustainable Growth Option for the Town of Caledon (CEAC Report 2006-02) of April 18, 2006, observed that there is currently no quantifiable environmental evidence to support the selection of a specific growth option. The CEAC report recommended that the Town adopt an adaptive environmental management framework that would "allow the Town to

adjust this growth forecast based on targets and sustainability-focused performance measures”. The adaptive environmental management approach will require environmental monitoring as growth occurs to determine if and when improved environmental protection measures or adjustments to the timing or amount of growth are needed.

An environmental monitoring program is envisioned in Section 6.5 of the Official Plan. This section directs that development be monitored on a regular basis to ensure that the Town’s Principles, Strategic Direction, Goals, Objectives and policies are being achieved with respect to a number of factors including the ecosystem and ecosystem integrity and water resources. The Town has an opportunity to undertake environmental monitoring in the policy development and implementation of the Mayfield West Community Development Plan.

Provided that development is conditional upon effective environmental protection policies and programs being in place, there does not appear to be a major difference between the population forecasting and distribution options and all of the options are likely to be sustainable. The environmental monitoring program will indicate whether this is the case well in advance of the 2021 time frame when the projected growth is planned to occur and will allow time for the appropriate adjustments to be made to the environmental protection measures and/or the growth forecasts.

The Provincial Policy Statement, the Regional Official Plan and the Town of Caledon Official Plan recognize the importance of prime agricultural lands. Nevertheless, any expansion in South Albion or Mayfield West will be green field development on prime agricultural lands as designated in the Regional Official Plan. Provincial and Regional policies require that the Town demonstrate that there are no reasonable alternatives to locating development on prime agricultural lands. Given the locational constraints to growth imposed by the Greenbelt Plan and the fact that the remaining “white belt” in Caledon is designated as Prime Agricultural Area in the Regional Plan, it is evident that there are no reasonable alternatives that would avoid prime agricultural land. At the time the settlement boundaries are being established in Mayfield West and South Albion, a more site-specific consideration of the agricultural land priorities within these Study Areas will be undertaken.

At a glance, a higher growth scenario would result in an increased consumption of prime agricultural lands than lower growth scenarios. However, the impacts of development can be limited by increasing densities and careful community design. In general, the Town’s Tri-nodal Growth Strategy, which envisions a moderate level of growth and focuses growth within fully serviced communities where higher densities can be achieved, is a sound planning approach that will limit the amount of agricultural land that is developed.

The fiscal impact of development is dependent upon the amount, type and location of future development. C.N Watson and Associates assessed the proposed 2021 reallocated population and the post 2021 growth options to determine the most fiscally responsible level of growth. The analysis has indicated that most types of residential and employment growth generate a net annual operating surplus for the Town with the exception of residential units other than single detached housing that are under a certain

assessment level, general industrial areas under a certain assessment level and other forms of development with assessment levels below the Caledon fiscal “break-even” point. However, an appropriate mix of housing types is needed to adequately accommodate all residents in the community, and other Town objectives may be served by development that does not generate a net annual operating surplus. It is important to ensure that there is sufficient development that generates assessment above the “break-even” level to maintain an overall balance and ensure fiscal sustainability.

C. N. Watson concluded that the fiscal impacts will be positive for all of the population options, although the positive impacts will be more limited for Option A, the lowest growth option. The fiscal impact analysis did not indicate that a higher growth level than the four options under consideration would produce unfavourable or less favourable fiscal results, but this finding was qualified by a number of conditions. The required conditions include monitoring the Town’s fiscal, service level and growth performance annually to ensure that growth is fiscally sustainable and that an adequate level of service is being maintained. Section 6.5 of the Official Plan provides for monitoring of financial indicators to assess the fiscal performance of the Town.

The Town of Caledon aims to develop a live/work community for its residents by planning communities that allow more residents to work where they reside. This is one of the principles articulated in the Official Plan and in the Mayfield West Planning and Design Principles. The economic analysis completed by C.N. Watson and Associates focuses on increasing the activity rate (ratio of number of jobs to number of residents) as a means of increasing the live/work potential, with the caveat that the ratio of jobs to residents does not necessarily translate into a comparable live/work relationship. This is because only a portion of the total jobs in Caledon will be held by Caledon residents. The 2001 census indicated that the ratio of jobs to population in Caledon was 32.5%, but only 51% of the jobs were held by Caledon residents. In Mayfield West and South Albion which have relatively easy access to larger employment centres, it will be difficult to achieve a predominantly live/work community. While it is desirable to attract employment which is suited to the employment sectors occupied by residents, it is also important to attract more jobs generally in order to maximize the opportunities for live/work.

From the perspective of maximizing the total number of jobs and the associated benefits for the local economy and tax base, a higher level of population growth may be preferred. However, the live/work criterion generally favours a lower population growth level in that it results in a somewhat higher ratio of jobs to population. This is because most of the employment growth is expected to be industrial and much of the industrial employment will occur whether the population grows or not. Figure 3 illustrates the relatively small difference in industrial employment between the population growth options and the effect on their activity rates. All of the population growth Options generate activity rates well above the activity rate for 2021 set out in the Official Plan of 38.7% and therefore all are beneficial. The activity rates range from 49.3% for Option A to 44.1% for Option D.

The level of commercial service is directly correlated to the size of a community’s market. Quality of life is improved when residents have access to a wide range of goods, services and facilities. When these amenities are available, residents spend less

time commuting, housing values are higher and businesses prosper. A higher population forecast would permit increased commercial development in Caledon, further

contributing to the quality of life. This criterion is more favourable towards the higher growth options.

The ability of existing communities to assimilate growth is considered in the C.N. Watson and Associates report. It suggests that a community's ability to cope with growth is a function of: 1) the ability of the Town to provide the necessary community services; 2) the ability and willingness of the community to live with growth and change; and 3) the opportunity for a strong market which will provide local commercial services. Since future growth is proposed to be split between Mayfield West and South Albion, the potential impacts of assimilation would be shared. Inevitably the lower growth options have fewer assimilation issues. However, due to the distribution of growth the difference between the lower and higher growth options is not as significant and is offset to some extent by the benefits of a higher level of services.

Population growth places increased pressure on municipal services including roads, recreation facilities, emergency services, libraries, and parks. A critical mass of population is often required to pay for new and enhanced services. Increased population growth in Mayfield West and South Albion will help to pay for hard and soft services in these communities. This criterion generally supports a higher population option, provided that servicing thresholds are not exceeded.

At the Regional level the amount and location of growth impacts regional roads, sewers and water distribution. Most of these costs are included in the development charges, however, it is important that the most cost effective development scenarios be considered. The Region is currently undertaking a Servicing Master Plan Update which will indicate the infrastructure required and cost to service the proposed growth. Regional Public Works staff have indicated that the cost of servicing is more closely linked to the location of development within the South Albion and Mayfield West Study Areas than the distribution of growth between the two areas. Cost effectiveness of servicing will be one of the factors to be addressed in evaluating alternative locations for settlement expansion.

The Planning Evaluation prepared by The Butler Group supports the work completed by C.N. Watson and Associates and also considers the urban structure and growth management strategy of the Official Plan. The Butler Group's findings support Scenario 1, equal distribution of the projected population growth between Mayfield West and South Albion. This scenario provides the Town with the greatest level of flexibility particularly in situations where growth may be constrained in one of the settlement areas for one reason or another and ensures that rapid growth will not occur in only one area of the Town. The 50/50 population allocation would result in Bolton (with additional lands from South Albion) remaining the largest settlement in the Town of Caledon. The Butler Group suggests that Bolton will continue to have the largest commercial area providing a wide array of goods and services. It is anticipated that as South Albion-Bolton matures a greater diversity of housing will be made available.

## **Results of the Evaluation**

### **2021 Population Reallocations**

In considering the Town's growth in relation to the Tri-Nodal Growth Strategy, The Butler Group has concluded that the growth strategy outlined in the Official Plan is fiscally and environmentally sustainable for the remainder of the 2021 planning period and that the Town's vision should be maintained as a basis for planning. The five year reviews in 2010 and 2015 provide the opportunity to make adjustments to the population allocations, if warranted in light of the results of the monitoring program.

Consequently it is recommended that the Town-wide population for 2021 of 84,444 be retained, and that some population be reallocated from the Villages and Palgrave Estate Residential Area to Bolton and Mayfield West. This recognizes the slower growth that has occurred in the Villages and the Palgrave Estate Residential Area than would be expected given the allocations in the Official Plan, and the fact that the Oak Ridges Moraine Conservation Plan has reduced the developable area in the Palgrave Estate Residential Area. The reallocated population would be restored to the Villages in the post 2021 forecast and sufficient population would be restored to the Palgrave Estate Residential Area to allow it to build out to its potential within the reduced developable area.

Since Bolton has virtually reached the population envisioned for it in the Official Plan for 2021, it is recommended that further growth be limited to an additional 1,500 people within the existing settlement boundary. This will allow time for the assimilation of the growth that has occurred in recent years and encourage intensification and redevelopment. Furthermore, this additional allocation to Bolton will increase the diversity of the housing stock and result in servicing economies.

The majority of the Town's growth will now shift to Mayfield West. It is recommended that an additional 3,900 residents be allocated to Mayfield West to add to the critical mass of that community. The population increase would result in a positive fiscal impact in Mayfield West.

### **Population Growth Options for 2031**

The following section presents the results of the evaluation of the four population growth options using the criteria listed on page 8 of this report.

#### **Option A**

For a variety of reasons, Option A, the lowest growth scenario at a population of 88,444 is not the recommended population growth option.

According to C.N Watson, Option A provides a very limited positive fiscal impact while the higher growth scenarios are more favourable.

Option A is the least favourable from the perspective of a number of the other criteria as well. In allocating virtually no growth to Mayfield West and South Albion, Option A

results in a growth rate of 0.5% which is a significant departure from the growth rate of 2.5% set out in the Official Plan for the years prior to 2021. Option A does not fulfill many of the Town's objectives. Option A does not contribute to the critical mass of population in Mayfield West and South Albion that would create a market for a greater range of commercial services, make more economic use of the municipal infrastructure and services that are already in place and provide financial support for enhanced municipal services. Option A will not generate additional housing in the communities that are best equipped to provide a broader diversity of housing types and affordability. Although the Town has not accepted the market-based approach adopted in developing the provincial population forecasts for the Region, the Study Team has taken these forecasts into account and concluded that it is reasonable to expect that there will be some additional growth in Caledon between 2021 and 2031.

#### Options B, C and D

Options B: 99,500, C: 108,000 and D:114,000, do not represent a large enough range to generate a major difference with respect to most of the evaluation criteria. The analysis is complicated somewhat by the fact that how or where development occurs will, in some cases, be more significant than the total population number. The fact that the population growth is being distributed between the two communities of Mayfield West and South Albion-Bolton has a great influence on the results of the analysis. In generating a preferred option, some of the evaluation criteria are neutral, some would favour a higher growth option and some would favour a lower growth option.

There do not appear to be any major fiscal differences (positive or negative) between the 99,500, 108,000 or the 114,000 forecasts for the Town, provided the fiscal assumptions on which the findings were based remain constant. Consequently there is no need to select a higher growth option from a fiscal perspective.

Option D places a greater onus on the planning process to ensure that there are no unacceptable environmental impacts and that the impacts on agriculture are minimized. The live/work criterion, when viewed from the perspective of activity rates would favour a lower population, but all of the population options will increase the activity rate post 2021 and therefore all will theoretically improve the live/work potential. Assimilation of growth has been identified as an issue of concern by residents in Bolton. In general, there will be greater difficulty in assimilating a higher population than a lower population. The percentage rate of growth must be considered as well as the increase in the absolute number of units. Options C and D both represent a significant increase in the annual number of units over the preceding years, but Option C maintains a growth rate of 2.5% per year which is consistent with that of the 2001 to 2021 period. Option D at 3.0% per year represents an increase over the previous growth rate as well as a higher annual number of units and therefore the population growth anticipated in this option would be more difficult to assimilate.

The advantage of a higher population with respect to commercial services is clear, but overall, Option D as the highest growth option does not appear to generate significantly more benefits than Options B and C and has the greater potential for negative impacts.

Based on the foregoing considerations, Option D is not the preferred population growth option.

In choosing between Options B and C, one of the major considerations is the implications of each option for the development of the communities of Mayfield West and South Albion. The Butler Group has recommended that Scenario 1, the equal split of population between Mayfield West and South Albion be selected.

Scenario 1 has been recommended because there appears to be no basis for directing the majority of growth to one community or the other from an environmental, agricultural, fiscal or municipal servicing perspective. The Butler Group has found that opportunities for live/work and housing diversity will be maximized with an equal distribution of growth between Mayfield West and South Albion-Bolton. Scenario 1 will be more effective in realizing the greater commercial potential of South Albion-Bolton and maintains its status as the historic commercial centre for the Town. Further delaying growth in South Albion-Bolton after 2021 would at some point be detrimental to the vitality of the community. In contrast, Mayfield West will be a growing community prior to 2021 and there does not appear to be any reason that it should grow even faster after 2021. Scenario 1 allows for balanced growth so that a higher rate of growth does not occur in only one community.

When considering the development of Mayfield West and South Albion-Bolton according to the preferred distribution scenario, Option C provides more population than Option B to create a critical mass in both communities and provides greater assurance that growth will proceed on a consistent basis if, for some reason, constraints develop in one community or the other.

As noted previously, Option C maintains the percentage growth rate that is anticipated by the Official Plan for the 2001 to 2021 period.

In conclusion, the study has found that Option C best maintains the vision set out in the Official Plan.

### **Summary**

Based on the evaluation of the population and employment growth options, Town Planning and Development staff and the Consultants have concluded that:

1. The population allocations pre-2021 should be adjusted to more accurately reflect the potential for growth within the 2021 planning horizon.

Population from the Villages and the Palgrave Estates Residential Area are proposed to be reallocated to the Rural Service Centres of Bolton and Mayfield West. The proposed increase of 1,500 residents in Bolton recognizes the potential opportunities for intensification and redevelopment. An additional 3,900 residents in Mayfield West will have a net positive impact.

2. Option C at a population of 108,000 is the most appropriate for the Town, based on the evaluation of the population growth options for the 2021 to 2031 period.

Option A at 88,444, the lowest growth option, avoids some of the potentially negative impacts of growth but does not fulfill many of the Town's objectives. While the analysis suggests that there is no major difference between Options B: 99,500, C: 108,000 and D: 114,000 from the perspective of a number of the evaluation criteria, Option C maintains the Town's previous rate of growth and provides the best overall balance between potential benefits and disbenefits.

3. Scenario 1 which proposes an equal split of the post 2021 population growth between South Albion and Mayfield West is the preferred distribution scenario.

The analysis has determined that there is no basis for directing growth to one community rather than the other for the 2021 to 2031 period and indicates that the benefits of growth will be maximized through an equal allocation of growth. The analysis certainly does not favour postponing growth in South Albion-Bolton until Mayfield West has reached an equal population.

4. Council's adoption of population growth Option C and distribution Scenario 1 should be conditional on a number of actions being taken by the Town to ensure that the projected growth meets the Town's social, environmental and financial objectives.

It is recommended that the Town adopt an adaptive management approach that includes monitoring of social, environmental and financial indicators as provided for in Section 6.5 of the Official Plan and that the population and employment forecasts be reviewed and adjusted based on the results of the monitoring. The five year review process provides the opportunity to make the appropriate adjustments.

### **Future Steps**

An amendment to the Town of Caledon Official Plan will be required to revise the tables and policies of Section 4 to reflect the proposed 2021 population reallocations and the new 2031 population and employment forecasts and allocations. Upon Council's authorization to proceed with a Public Information Meeting on the proposed Official Plan Amendment, notification will be given and a Public Information Meeting will be scheduled for June 12, 2006. Following the Public Information Meeting, consideration will be given to the comments received and the report and the Official Plan Amendment will be finalized. The final report and Official Plan Amendment will be presented to Council in the summer for Council's endorsement.

A Regional Official Plan Amendment (ROPA) will be required to add the new 2031 Town-wide population and employment forecast to Table 1 in the Regional Plan. The Town's Official Plan Amendment cannot be adopted by Council until the ROPA has been approved. The Region of Peel is currently undertaking a review of the Regional population and employment forecasts that will incorporate the updated forecasts prepared by the area municipalities. This report recommends that the Town of Caledon request the Region of Peel to include the Town's proposed population and employment forecasts for the 2031 planning horizon in its review of the Regional forecasts which is already underway.

It is intended that the review of the Regional population and the adoption of the ROPA be completed by October 2006. When the ROPA has been approved, the Local Official Plan Amendment can be adopted by Caledon Council and proceed to final approval.

Once Council has endorsed the new population and employment forecasts and allocations, they will be used as inputs to the Employment Land Needs Study and Commercial Policy Review, and these studies can proceed to completion. As a settlement boundary expansion is likely to be proposed, certain additional work will be required to fulfill the requirements of the Provincial Policy Statement, the Regional Plan and the Caledon Official Plan. This work will generally be related to the assessment of the alternative locations for employment lands. It is intended that a report will be presented to Council in late summer and that Council will be requested to authorize a Public Information Meeting in September 2006.

### **FINANCIAL**

The Fiscal Impact Analysis has determined that the population and employment forecasts and allocations recommended in this report will have a positive fiscal impact, and recommends that financial indicators be monitored on an ongoing basis.

### **COMMUNITY WORK PLAN**

The completion of the South Albion-Bolton Community Plan is listed as Objective No. 50 in the Community Work Plan.

### **POLICIES/LEGISLATION**

The following policies were considered during the preparation of the Population and Employment Forecasts and Allocations:

- Planning Act
- Provincial Policy Statement 2005
- Greenbelt Plan
- Places to Grow: The Proposed Growth Plan for the Greater Golden Horseshoe
- Region of Peel Official Plan
- Caledon Official Plan

### **CONSULTATIONS**

Two Community Meetings have been held on the various growth options. Following those meetings, responses were received from the public, landowners and agents representing development interests in the form of questionnaires, letters, emails and verbal comments. In January, 2006, community groups including the Chamber of Commerce, the Albion-Bolton Ratepayers Association, the Bolton Residents' Association Group, and the Valleywood Residents' Association were invited to submit comments on the evaluation criteria and responses have been received from these groups. The Caledon Environmental Advisory Group (CEAC) sub-committee on the South Albion-Bolton Community Plan has met with staff and the consultants. CEAC presented a report to Council on April 18, 2006 (CEAC Report 2006-02).

Members of the public had the opportunity to attend the Council Workshop on February 27, 2006 where the consultants presented the final set of population forecasting options and indicated the preliminary results of their analysis. Additional comments from members of the public and submissions by agents representing landowners in Mayfield West and South Albion have been received in response to that presentation. These include a submission by KLM Planning Partners Inc. on behalf of Solmar Development Corporation dated May 2, 2006 and a submission by Glen Schnarr and Associates Inc. on behalf of the Mayfield Station Group dated May 4, 2006. The Study Team has not yet had the opportunity to fully assess these submissions. Town staff have received these comments as input to the Study and will review them with the consultants.

In addition to the public consultation, the Study Team has consulted with Regional Planning and Public Works staff and Town staff including the Directors of the Recreation and Public Works and Engineering, the Fire Chief, the Chief Librarian, the Town's Transportation Planner, the Economic Development Department, the Treasurer, the Chief Administrative Officer and the Senior Management Team.

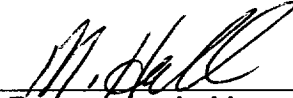
Town staff have also consulted with the Toronto Region Conservation Authority (TRCA).

## ATTACHMENTS


Appendix A Official Plan Amendment No. 203 (Draft)

## CONCLUSION

The Tri-Nodal Growth Strategy, which is designed to provide an equitable distribution of population and municipal services throughout the Town, continues to be an effective basis for planning future population growth and should be maintained through the 2031 planning horizon. It is recommended that some adjustments be made to the 2021 population allocations to provide for infill and intensification in Bolton and a greater critical mass of population in Mayfield West while maintaining the Town-wide population of 84,444. In the 2021 to 2031 planning period, it is recommended that the Town-wide population increase by about 23,500 to 108,000, and that the additional population be split equally between Mayfield West and South Albion. This level of growth is expected to provide the best outcome, in particular in its support of community development in Mayfield West and South Albion.

  
\_\_\_\_\_  
Recommended by:  
Dan Kennaley  
Manager of Planning Policy

  
\_\_\_\_\_  
Prepared By  
Kathie Kurtz  
Senior Policy Planner

  
\_\_\_\_\_  
Approved by:  
Mary Hall  
Director of Planning and  
Development

**Figure 1**

SCENARIO 1							
TOWN OF CALEDON POPULATION FORECASTS							
TO 2021 AND 2031							
POST 2021 UNALLOCATED POPULATION SPLIT EVENLY BETWEEN MAYFIELD WEST AND SOUTH ALBION-BOLTON							
Settlement Category or Land Use Area	2005 Population	2021 OP Population Allocation	2021 Official Plan Revised	Scenario 1 Population Options for 2031			
				1A 88,444	1B 99,500	1C 108,000	1D 114,000
<b>Rural Service Centres</b>							
South Albion-Bolton	26,371	26,500	28,000	28,060	33,588	37,838	40,838
Mayfield West	2,799	13,100	17,000	17,060	22,588	26,838	29,838
Caledon East	2,577	8,400	8,400	8,400	8,400	8,400	8,400
<b>Total Rural Service Centres</b>	<b>31,747</b>	<b>48,000</b>	<b>53,400</b>	<b>53,520</b>	<b>64,576</b>	<b>73,076</b>	<b>79,076</b>
<b>Rural</b>							
Villages	5,292	10,462	8,000	10,462	10,462	10,462	10,462
Hamlets	1,253	1,617	1,617	1,617	1,617	1,617	1,617
Industrial Commercial Centres	173	170	170	170	170	170	170
Palgrave Estates	2,981	8,000	4,500	5,600	5,600	5,600	5,600
Remaining Rural	16,055	16,195	16,757	17,075	17,075	17,075	17,075
<b>Total Rural</b>	<b>25,754</b>	<b>36,444</b>	<b>31,044</b>	<b>34,924</b>	<b>34,924</b>	<b>34,924</b>	<b>34,924</b>
<b>Total Population</b>	<b>57,501</b>	<b>84,444</b>	<b>84,444</b>	<b>88,444</b>	<b>99,500</b>	<b>108,000</b>	<b>114,000</b>

**Post 2021 Growth Allocated 50/50 to MW&B**

1. 4,000 total population growth - 3,880 to three rural areas = 120 remaining.

**Figure 2**

<p align="center"><b>SCENARIO 2</b>  <b>TOWN OF CALEDON POPULATION FORECASTS</b>  <b>TO 2021 AND 2031</b>  <b>UNALLOCATED GROWTH POST 2021 ASSIGNED TO MAYFIELD WEST UNTIL IT REACHES 28,000 THEN REMAINDER SPLIT EVENLY</b>  <b>WITH SOUTH ALBION</b></p>							
Settlement Category or Land Use Area	2005 Population	2021 OP Population Allocation	2021 Official Plan Revised	Scenario 2 Population Options for 2031			
				2A 88,444	2B 99,500	2C 108,000	2D 114,000
<b>Rural Service Centres</b>							
Bolton	26,371	26,500	28,000	28,000	28,000	28,000	28,000
South Albion	0	0	0	0	88	4,338	7,338
Mayfield West	2,799	13,100	17,000	17,120	28,088	32,338	35,338
Caledon East	2,577	8,400	8,400	8,400	8,400	8,400	8,400
<b>Total Rural Service Centres</b>	<b>31,747</b>	<b>48,000</b>	<b>53,400</b>	<b>53,520</b>	<b>64,576</b>	<b>73,076</b>	<b>79,076</b>
<b>Rural</b>							
Villages	5,292	10,462	8,000	10,462	10,462	10,462	10,462
Hamlets	1,253	1,617	1,617	1,617	1,617	1,617	1,617
Industrial Commercial Centres	173	170	170	170	170	170	170
Palgrave Estates	2,981	8,000	4,500	5,600	5,600	5,600	5,600
Remaining Rural	16,055	16,195	16,757	17,075	17,075	17,075	17,075
<b>Total Rural</b>	<b>25,754</b>	<b>36,444</b>	<b>31,044</b>	<b>34,924</b>	<b>34,924</b>	<b>34,924</b>	<b>34,924</b>
<b>Total Population</b>	<b>57,501</b>	<b>84,444</b>	<b>84,444</b>	<b>88,444</b>	<b>99,500</b>	<b>108,000</b>	<b>114,000</b>
<b>Total Unallocated Growth</b>				120	11,176	19,676	25,676
<b>Less: Mayfield West Allocation to 28,000</b>				-120	-11,000	-11,000	-11,000
<b>Additional Post 2021 Growth Allocated to MW&amp;B (50/50)</b>				0	176	8,676	14,676

**Figure 3****2031 Population and Employment Options and Activity Rates**

<b>2031 Population and Employment Options</b>						
<b>Option</b>	<b>Population</b>	<b>Primary <sup>1</sup></b>	<b>Population-related <sup>2</sup></b>	<b>Industrial <sup>3</sup></b>	<b>Total Employment</b>	<b>Activity Rate <sup>4</sup></b>
A	88,444	499	16,804	26,336	43,639	49.3%
B	99,500	499	18,905	27,097	46,501	46.7%
C	108,000	499	20,520	27,682	48,701	45.1%
D	114,000	499	21,660	28,144	50,303	44.1%

Source: C.N. Watson and Associates Ltd. Economic/Demographic Technical Background Report May 1, 2006.

**Notes:**

1. Primary industrial employment is physically linked to farming, aggregate extraction, etc and is not dependent on population.
2. Population-related employment includes retail/service/institutional employment and is heavily dependent upon the number of Caledon residents, who represent a large portion of the market for such services.
3. Industrial employment includes manufacturing, wholesale, construction, transportation and storage and non-local offices. Population is not the major determinant of industrial employment.
4. The activity rate is the ratio of the number of jobs in Caledon to the number of residents and is expressed as a percentage.

**AMENDMENT NO. 203**  
**TO THE OFFICIAL PLAN FOR**  
**THE TOWN OF CALEDON PLANNING AREA**

**THE CORPORATION OF THE TOWN OF CALEDON**

**BY-LAW NO. XXXX**

**A By-law to adopt Amendment No. 203 to the Official Plan for the Town of Caledon**

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

- 1. Amendment No. 203 to the Official Plan for the Town of Caledon Planning Area shall be and is hereby adopted.**

**Read three times and finally passed in open Council this    <sup>th</sup> day of**

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**Marolyn Morrison, Mayor**

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**Cheri Cowan, Clerk**

**THE CONSTITUTIONAL STATEMENT**

- PART A – THE PREAMBLE - does not constitute part of this Amendment
- PART B – THE AMENDMENT - the following text and tables constitute Amendment No. 203 to the Official Plan for the Town of Caledon.

**AMENDMENT NO. 203**  
**OF THE TOWN OF CALEDON OFFICIAL PLAN**

**PART A: THE PREAMBLE**

**Purpose of the Amendment**

The purpose of Official Plan Amendment No. 203 is to amend the policies and tables contained in Section 4.0 - Population and Employment to reflect the population reallocations for 2021 and to include population and employment forecasts and allocations for the 2031 planning horizon as recommended in the Population and Employment Forecasts sub-component of the South Albion-Bolton Community Plan Process. In addition, the Amendment adds a supplementary provision to the Phasing policies in Section 6.2.1.7.

**Location**

This Amendment applies to the Town of Caledon as a whole including: the Rural Service Centres, the Villages, Hamlets, Industrial/Commercial Centres, and Rural area.

**Basis of the Amendment**

In 1997 the Ontario Municipal Board (OMB) approved Official Plan Amendment No. 114 (OPA 114) which established the Town-wide population of 84,444 and the Town's Tri-Nodal Growth Strategy. This strategy aimed to proactively address future growth within the Town of Caledon by equitably distributing population, employment, services and facilities. The OMB decision granted the Town at least a 10 year period to pursue its Tri-nodal Growth Strategy. The bulk of the 84,444 population forecast for 2021 was directed to the Rural Service Centres of Bolton, Mayfield West and Caledon Village. OPA 114 also set out growth allocations for the Villages, Hamlets and Rural areas.

Almost ten years have elapsed since the original forecasts for the Town of Caledon were completed. During this time the level of growth has been fairly consistent with the OPA 114 forecast. However, the Town's growth has been largely concentrated in Bolton. To pro-actively plan for future commercial, residential and industrial growth, the South Albion-Bolton Community Plan was initiated in 2004. A population and employment forecasting exercise was undertaken as part of the planning process. A population forecast for Caledon for 2031 is needed as the Province, the Regional of Peel, the City of Brampton and the City of Mississauga are addressing the 2031 planning horizon.

C.N Watson and Associates were retained to review future growth in the Town prior to 2021 and provide population and employment forecasts for the 2031 planning horizon. A comprehensive review of four population growth options and two distribution scenarios was undertaken by Town staff, C. N. Watson and Associates and The Butler Group which was retained as the overall planning advisor. The population and employment forecasts and distribution scenarios were evaluated against a number of criteria including:

- Environmental quality of life and other planning matters
- Public Service levels
- Local job availability
- Property tax levels
- Local business and property owner prosperity
- Housing choice and affordability
- Fiscal impact
- Live/Work Potential
- Commercial Service Levels
- Growth Assimilation
- Municipal Servicing

The review also included an examination of environmental protection and agricultural land preservation issues and the broader planning context including the Provincial Greenbelt Plan and Places to Grow, the Proposed Growth Plan for the Greater Golden Horseshoe. Public consultation has included two Community Meetings, a Council Workshop which was open to the public and meetings involving Town staff and consultants, members of Council and members of the public.

Town staff and the Consultants have recommended that population from the Villages and Palgrave Estate Residential Community be reallocated to Mayfield West and Bolton prior to 2021. This provides opportunities for intensification and redevelopment in Bolton and adds to the critical mass of population in Mayfield West prior to 2021 while retaining the Town-wide population for 2021 of 84,444.

Based on the evaluation of four potential population growth options, the analysis has determined that a Town-wide population of 108,000 for the 2031 planning horizon is the most appropriate. This maintains the previous rate of growth and provides the best balance between the benefits of growth and the potential disadvantages. An employment forecast of 48,701 is associated with the recommended 2031 population forecast.

Town staff and the Consultants have recommended that the future population growth between 2021 and 2031 be split equally between Mayfield West and South Albion-Bolton. The analysis did not provide a basis for directing the majority of growth to one community or the other. The analysis did indicate that an equal distribution of growth will maximize opportunities for live/work and housing diversity and is the most favourable for the development of the two communities.

The Official Plan includes a number of tables indicating the Town-wide population and employment forecasts for 2021 and the allocation of the population forecast among the Rural Service Centres, Villages, Hamlets, Industrial/Commercial Centres and the Rural Area. An Official Plan Amendment is required to revise the tables and associated policies to reflect the updated population allocations for 2021 and the new population and employment forecasts and allocations for 2031. The changes to the 2021 population allocations for the various communities will necessitate corresponding changes to the 2011 population allocations which are included in the Official Plan for monitoring progress toward the assigned 2021 numbers.

An adaptive management approach was recommended ensure that the proposed population and employment growth is meets the environmental, social and fiscal objectives of the Town. The adaptive management

approach involves monitoring of development and making adjustments, if needed, to the environmental protection measures, financial parameters or other parameters and/or adjusting the growth forecasts. The five year review provides an opportunity to consider the results of the monitoring and make the appropriate adjustments. Section 6.5 of the Official Plan provides for monitoring of a number of factors including environmental, social and financial indicators. Section 6.2.1 provides for the review of development in the context of the Strategic Direction, Goals, Objectives and policies of the Official Plan and the potential for a five year review. Section 4.3.1.2 provides for the adjustments to the Town-wide forecasts as part of a comprehensive review. This Amendment revises Section 4.3.1.2 to require that the growth forecasts be reviewed at the time of the five year review. This Amendment also revises Section 6.2.1.7.1 to include environmental considerations as a basis for phasing the release of lands for development purposes. This will provide the Town with an additional tool for regulating development to ensure that the environment is protected.

**PART B: THE AMENDMENT**

This part of the document entitled "Part B - The Amendment" and consisting of the following text and tables constitutes Amendment No. 203 to the Official Plan of the Town of Caledon.

**Details of the Amendment**

The Town of Caledon Official Plan is amended as follows:

1. Section 4.3.1.2 is deleted and is replaced with the following:
 

4.3.1.2 Adjustments to the Town-wide forecasts on Table 4.1 will generally be made as part of a comprehensive review *and will be reviewed at the time of the five year review, taking into account the results of the monitoring program undertaken in accordance with Section 6.5 of this Plan.* Adjustments will also be considered by amendment when further detailed studies, such as the Mayfield West Community Development Plan and the Village Studies have determined specific population allocations for these settlements for the Plan period.
2. Table 4.1 Town of Caledon – Population & Employment Forecasts is deleted and replaced with the following table:

**TABLE 4.1  
TOWN OF CALEDON - Population & Employment Forecasts**

<b>Year</b>	<b>Population</b>	<b>Employment</b>
1991	35,255	11,480
2011	67,843	26,472
2021	84,444	32,667
2031	108,000	48,701

3. Section 4.3.2.1 is amended by adding the words "and 2031" after the words "Population Allocations for 2021" in the first line.

4. Section 4.3.2.2 is amended by adding the words "and 2031" after the words "assigned 2021 population allocations" in the last line.
5. Table 4.2 Population Allocations – by Settlement Category or Land Use Area is deleted and replaced with the following table:

**TABLE 4.2**  
**POPULATION ALLOCATIONS**  
**by Settlement Category or Land Use Area**

<b>Settlement Category or Land Use Area</b>	<b>2011 Population</b>	<b>2021 Population</b>	<b>2031 Population</b>
Rural Service Centres	40,106	53,400	73,076
Villages	6,308	8,000	10,462
Hamlets	1,390	1,617	1,617
Industrial/Commercial Centres	170	170	170
Rural <sup>(1)</sup>	19,869	21,257	22,675
<b>Total</b>	<b>67,843</b>	<b>84,444</b>	<b>108,000</b>

(1) The category 'Rural' includes lands in the Agricultural Area, Rural Area and the Palgrave Estate Community.

6. Section 4.3.3.1 is deleted and replaced by the following:

4.3.3.1 The 2021 and 2031 Population Allocations for the Rural Service Centres and the Villages in Table 4.2 represent interim budget allocations only, pending completion of the Mayfield West Community Development Plan and the Village Studies and the determination of the 2021 population allocations for these communities. The population allocations for Bolton and Caledon East for 2021 have been assigned (refer to Table 4.3).

7. Table 4.3 Population Allocations – Rural Service Centres is deleted and replaced with the following table:

**TABLE 4.3**  
**POPULATION ALLOCATIONS -Rural Service Centres**

<b>Population Allocations</b>	<b>2011 Population</b>	<b>2021 Population</b>	<b>2031 Population</b>
South Albion-Bolton	26,982	28,000	37,838
Caledon East	5,000	8,400	8,400
Mayfield West	8,124	17,000	26,838
<b>Total</b>	<b>40,106</b>	<b>53,400</b>	<b>73,076</b>

8. Table 4.4 Population Allocations – Villages is deleted and replaced with the following table:

**TABLE 4.4  
POPULATION ALLOCATIONS - Villages**

<b>Population Allocations</b>	<b>2011 Population</b>	<b>2021 Population</b>	<b>2031 Population</b>
Total - (from Table 4.2)	6,308	8,000	10,462
<b>Historically Established Populations</b>			
Alton		1,530	
Caledon		1,850	
Cheltenham		1,130	
Mono Mills		860	
Palgrave		1,025	
<b>Individual Village Population Allocations</b>		<b>2021 Population</b>	
Inglewood		1,225	

9. Table 4.5 Population Allocations – Hamlets is deleted and replaced with the following table:

**TABLE 4.5  
POPULATION ALLOCATIONS - Hamlets**

<b>Population Allocations</b>	<b>2011</b>	<b>2021</b>	<b>2031</b>
Total - (from Table 4.2)	1,390	1,617	1,617
<b>Historically Established Populations</b>			
Albion		92	
Belfountain		520	
Campbell's Cross		125	
Cataract		280	
Claude		38	
Melville		33	
Mono Road		88	
Terra Cotta		250	
Wildfield		110	

10. Table 4.6 Population Allocations – Industrial/Commercial Centres is deleted and replaced with the following table:

**TABLE 4.6**  
**POPULATION ALLOCATIONS-Industrial/Commercial Centres**

<b>Population Allocations</b>	<b>2011 Population</b>	<b>2021 Population</b>	<b>2031 Population</b>
Total - (from Table 4.2)	170	170	170
<b>Historically Established Populations</b>			
Sandhill		55	
Tullamore		50	
Victoria		71	

11. Section 6.2.1.7.1 is amended by adding the following:

d) ensure the continued health and integrity of the ecosystem features and functions.

