To: Mayor and Members of Council

From: Mary Hall, Director of Planning & Development

Meeting: October 20, 2009

Subject: TOWN OF CALEDON DRAFT PROVINCIAL POLICY CONFORMITY OFFICIAL PLAN AMENDMENT 226 (OPA 226): RELEASE OF DRAFT OPA 226 AND AUTHORIZATION TO HOLD A STATUTORY OPEN HOUSE AND PUBLIC MEETING

FILE NUMBER: POPA 09-05

RECOMMENDATION  Requires Action [X]  For Information Only [ ]

That Report No. PD-2009-074, Town of Caledon draft Provincial Policy Conformity Official Plan Amendment 226 (OPA 226): Release of Draft OPA 226 and authorization to hold a Statutory Open House and Public Meeting, be received; and

That Council authorize staff to release the draft OPA 226 for public consultation to allow input and comments by residents, aboriginal groups, stakeholders, interested parties and agencies; and

That Council direct staff, pursuant to Sections 26 and 17(15) and (16) of the Planning Act, to hold the statutory Open House and Public Information Meeting on November 18, 2009 and December 7, 2009 respectively, for input on draft OPA 226; and

That a copy of this report and Council resolution and draft OPA 226 be circulated to all parties prescribed under the Planning Act for their review and comments; and

That a copy of this report and Council resolution and draft OPA 226 be forwarded to the Clerks of the Region of Peel and the Cities of Brampton and Mississauga for their information, review and comments; and,

That Council direct staff to finalize OPA 226, taking into consideration comments received from the circulation of the draft amendment and statutory public consultation, and report back to Council with a final OPA 226 for consideration of adoption.

ORIGIN/BACKGROUND

The Province of Ontario enacted a number of legislative and policy changes between 2004 and 2006 establishing new provincial planning directions, which requires the Town to review and adopt necessary revisions to the Caledon Official Plan. Specifically, these new Provincial requirements flow from:
1. The Provincial Policy Statement 2005 (PPS 2005), which came into effect on March 1, 2005;

2. Bill 135, The Greenbelt Act, which received Royal Assent on February 24, 2005 and the Greenbelt Plan, which took effect December 14, 2004;

3. Bill 51, The Planning and Conservation Land Statute Law Amendment Act, which received Royal Assent on October 19, 2006; and,


Under Section 26(1) of the Planning Act, a municipality with an existing Official Plan is required to revise its policy every five years to ensure that it:

a) conforms with provincial plans or does not conflict with them;

b) has regard to matters of provincial interest listed in Section 2 of the Planning Act; and,

c) is consistent with policy statements issued under Section 3 of the Planning Act; and,

Following a thorough review and analysis of these new provincial planning directions, the Town determined that revisions to the Caledon Official Plan were needed and therefore held a Special Meeting of Council on June 26, 2007 to inform the public of these new provincial policy directions and seek input on the proposed scope of work. This special meeting set the stage for the Caledon Provincial Policy Conformity / 5Year Official Plan Review, commonly known as the Provincial Policy Conformity Exercise (PPC).

PPC Work Plan

On September 11, 2007 Council approved the PPC Work Plan. The Work Plan presented to Council under report PD 2007-56 and attached to this report as Schedule A, identified the following guiding principles:

Guiding Principle # 1: Respect and maintain existing Official Plan policies as much as possible.

Guiding Principle # 2: The intent of provincial policy must be met and existing Official Plan policy can’t conflict with provincial policy.

Guiding Principle # 3: Respect the Five Principles of the Region of Peel Official Plan (ROP) and the matrix of upper/lower tier planning responsibilities.

Guiding Principle # 4: Coordinate/integrate with the efforts of Peel, Brampton and Mississauga and jointly develop approaches where appropriate.
Guiding Principle # 5: Coordinate/integrate with other Town initiatives, as applicable.

The Work Plan also established the scope of work and the following 8 Key Topic Areas for which the Official Plan is to be reviewed in response to the provincial policies.

2. Employment.
3. Transportation and Services.
4. Agriculture and Rural Policies.
5. Sustainability.
6. Water Resources/Watershed Planning.¹
7. Natural Heritage System.
9. Housing.²

Considering the inter-relationship between the upper and lower tier municipalities in Peel Region, the Work Plan made provisions for a high degree of co-operation and coordination between the Region of Peel and the area municipalities in conducting the provincial conformity work within a limited time as stipulated by the provincial deadline of June 16, 2009 for Growth Plan conformity. This co-ordination approach necessitated Caledon’s conformity work to rely on Region of Peel’s timetable. However, in view of the complexity of the compliance exercise, the Region has had to revise its timeline on a number of occasions, making it challenging for the Town of Caledon to meet the conformity deadline of June 16, 2009.

On April 7, 2009 Town Council adopted a revised Work Plan which reflected the time it would require for Caledon to review and comply with Regional policies (based on their new timeline), which included seeking public input and holding public meetings in accordance with the requirements of Section 26 of the Planning Act (see Report PD 2009-003). The Town requested the Province to grant an extension to meet the conformity deadline. The Minister of Energy and Infrastructure granted the Town an extension until December 31, 2009.

The purpose of this report is to provide information on the steps taken to comply with provincial policy directions, the policy formulation process and also presents the Town’s draft local official plan policies for compliance with both provincial and regional policies. The report also serves as the basis for seeking Council’s direction for staff to hold the statutory open house and public information meeting in accordance with the requirements of the Planning Act.

DISCUSSION

As mentioned in the preceding section of this report, Caledon is required by Provincial legislation to bring its Official Plan into conformity with Provincial policy directions.

¹ The PPC Work Plan has been amended to separate out the Water Resources/watershed Planning Key Topic Area to be conducted at a later date.
² The PPC work plan was further revised to include Housing as one of the PPC Key Topic Areas on August 25, 2009.
In accordance with the Council approved PPC Work Plan and to develop the draft PPC OPA, Town staff has conducted various background studies, prepared discussion papers, undertaken public consultations, and as appropriate, cooperated and coordinated with the Region of Peel as discussed below.

Policy Formulation Process

Background Studies & Discussion Papers

As part of the PPC review, a number of background reports/discussion papers were completed during the process to provide:

- an overview of issues related to the Topic Area;
- an assessment of the current Caledon Official Plan with respect to conformity with new provincial and regional policy directions;
- a summary of best practices and policy approaches; and,
- recommendations for Official Plan revisions.

Table A which is attached to this report as Schedule B, includes a summary of the basis documents related to each Key Topic Area, the overall policy objectives for the topic, and the main components of new policies proposed in each of the Key Topic Areas.

Co-operation with the Region of Peel and Area Municipalities:

The PPC review has relied, in part, on information and studies arising out of the Peel Region Official Plan Review (PROPR) which was initiated on September 13, 2007 following Regional Council approved the work plan for their conformity work. The PROPR review consists of 15 Focus Areas. Through the course of its conformity exercise, the Region has released various background studies/discussion papers, held workshops to solicit stakeholders’ input and developed proposed Regional Official Plan Amendments (ROPA) to comply with provincial directions.

The Town has participated in the various stages of the Regional policy formulation process through its involvement in the Technical Advisory Committee (TAC) and other staff level committees/working groups. The Town’s participation has been essential for informing the Regional process and has helped to reduce duplication and cost of conducting relevant background studies/discussion papers that were of mutual benefits to both the regional and Caledon’s reviews.

Public Consultation

The PPC Work Plan made provisions for extensive public involvement, including opportunities for public input at workshops and open houses held at key stages in the process of preparing the background studies/discussion papers for the Key Topic Areas. A Communication Plan prepared by staff provided details of the approaches to be used by staff to facilitate consultation with stakeholders.

Aboriginal Consultation: The Region of Peel, Town of Caledon and the Cities of Brampton and Mississauga have taken a joint approach to consulting with aboriginal
groups regarding our respective provincial conformity exercises. A consultation protocol
developed by the Region of Peel for contact with First Nation groups and an Introductory
information about the Town's PPC Exercise was included in a joint Regional/Area Municipal information package sent to various Aboriginal Groups on February 4, 2009.

The Town values consultation with Aboriginal Group as an integral element of the public consultation process and has provided updates on the PPC Exercise since the initial contact, including most recently, an update package that was sent on September 17, 2009. A copy of this report and draft OPA will be provided to First Nation groups once it is approved for release to the public by Council.

Webpage: As part of the Town’s communication strategy, a webpage in the Town of Caledon’s website is devoted exclusively to providing information on the PPC Exercise. The webpage contains information on all Background Studies/Discussion Papers, council reports, proposed meetings related to the conformity work. In addition to providing up-to-date information to members of the public, the website also serves as a communication medium between staff members and interested parties.

Council Workshops: A number of Council workshops have been held to provide information and update and seek input from members of Council on the background studies/discussion papers for each of the Key Topic Areas. Most recently, a series of workshops were held from July to October 2009 specifically to seek Council’s input during the policy formulation states of process:

a) Workshop #1 was held on July 6, 2009 to present information on the effects of the Region of Peel Policy Review (PROPR) process on the Town of Caledon PPC exercise. An overview of the key policy directions emerging from the PPC exercise was also presented to Council.

b) Workshop #2 consisted of three sessions which were held on August 4, 11 and 25, 2009. These Workshops provided opportunity for Council to comment on the initial draft Official Plan Amendments (LOPAs) developed for the PPC. At these workshops Council also considered the dates for the statutory Open House and Public Information Meeting for the draft LOPAs.

c) Workshops #3 dealt with Greenfield Density Target on September 29, 2009. At this workshop staff provided information on the implications of the Greenfield Density Targets on planning in Caledon. Comments received at the workshop would be reflected in Caledon’s comments on ROPA 24 which is to be submitted to Council on October 20, 2009.

d) Workshop # 4 was held on October 13, 2009. At this workshop staff provided a summary of the key implications of the Growth Plan and draft ROPA 24 on the Town of Caledon; reviewed the elements of ROPA 24 that should be supported by the Town of Caledon; discussed the areas where there remained significant concerns with both the Growth Plan and ROPA 24; and reviewed proposed comments and recommended revisions with respect to ROPA 24.
Draft Provincial Policy Conformity Official Plan Amendment 226

On the basis of the background studies/discussion papers which identified policy gaps, consultation with residents and other interested parties, the Council workshops, and collaboration with Regional and Brampton and Mississauga staff, the proposed amendments to the Caledon Official Plan have been formulated to address conformity to both provincial and regional directions in a manner that is consistent with the Guiding Principles established in the Work Plan and takes into consideration Council and public input received to date.

Draft Official Plan Amendment 226 (assigned the File Number POPA 09-05) attached as Schedule C to this report contains the proposed revisions to the Caledon Official Plan that have been developed on the basis of the PPC process described above earlier in this report. Summarized below are the main policy directions underpinning the specific revisions proposed for each of the PPC Key Topic Areas. Schedule B attached to this report provides additional detailed information to explain the basis of and intent and purpose of the proposed policies contained in draft OPA 226 including: an identification of the basis documents that informed/directed the development of the policies; a description of the general policy approaches adopted; and an overview of the key revisions that are proposed for the Caledon Official Plan with respect to that Key Topic Area.

Growth Forecasts & Density/Intensification Targets - Key Policy Directions:

- Encourage intensification within the built-up area while recognizing the unique Caledon context in permitting and encouraging compatible forms of intensification such as apartments in houses, coach houses and duplexes.
- Meet, as much as possible, the regional Greenfield Density Target which requires the area municipalities to plan to achieve the density target of 50 persons and jobs combined per hectare by 2031. However, Caledon plans to achieve the Greenfield Density Target collectively in its Designated Greenfield Areas, without including Palgrave Estate Residential Community in the calculation.
- Consider adding the need to demonstrate that sufficient opportunities to accommodate forecasted growth in existing settlements through intensification or Designated Greenfield Areas are not available in Caledon to the existing requirements for a settlement boundary expansion

Employment – Key Policy Directions:

- Ensure that there is adequate supply of employment land designated to achieve the employment forecasts and that majority of the Town’s employment land needs will be addressed within the three Settlement Study Areas.
- encourage the study and protection of the Strategic Infrastructure Study Area for potential infrastructure and employment land needs.
- consider incorporating policies that facilitate, and require, where appropriate, employment uses that contribute to the achievement of the Greenfield Density Target.
- Identify nodes and corridors for office and high density employment areas in Greenfield areas. These higher density areas will assist in meeting the Greenfield Density Target.
• Protect the employment land base and specify the conditions that must be met to convert employment land to non-employment uses and indicating that major retail is considered a non-employment use.
• Allow existing Business/Office Parks policies encouraging these uses to locate in areas served by public transit.

Transportation & Services – Key Policy Directions:
• Adopt multi-modal transportation system approach that offers safe, convenient and efficient movement of people and goods.
• Reflect transportation system that is well integrated with Town’s land use planning.
• Provide adequate network of roads, highways, transit, pedestrian, bicycle and rail links between adjacent municipalities.
• Foster coordination with the Province, Region, Area Municipalities and other affected jurisdictions to develop integrated transportation plan.
• Consider environmental factors and aesthetic quality in design and construction of transportation infrastructure.

Agriculture & Rural Policies – Key Policy Directions:
• Maintain progressive policies of the recently approved OPA 179
• Make reference to Normal Farm Practices being protected and promoted, and include definition in Glossary;
• Eliminate Farm Retirement Lot permission in Prime Agricultural Area;
• Clarify intent and eligibility regarding “farm split” policies (e.g. must be part of a farming operation and applicant must be a bona-fide farmer).
• Town to work with the Region to establish appropriate Regional-level policies to address matters such as the longer-tem viability and evolving nature and needs of agriculture in near-urban areas.

Sustainability – Key Policy Directions:
Strengthen the existing Caledon Official Plan to ensure that it:
• Provides opportunity for the use of alternative and renewable energy,
• Promote air quality, adaptive environmental management conservation of water and energy;
• Addresses issues such as climate change;
• Allows for the development of Sustainable development patterns and urban design while having sustainable indicators and monitoring programs to measure progress towards a more sustainable community.

Natural Heritage System (Greenbelt Plan Conformity) – Key Policy Directions:
• Adopt approach similar to the approach for developing OPA 186 (the Town’s Oak Ridges Moraine Conservation Plan conformity amendment). This approach relies on existing Official Plan designations and policies as much as possible, except where Greenbelt specific policies are needed to supplement the current policy to enhance jurisdictional and interpretational clarity while achieving conformity.
• Two new Official Plan Schedules have been created: one that depicts the Provincial Plan Areas in Caledon from a Town structure perspective; and one that identifies Greenbelt Plan specific policy areas, such as the Protected Countryside designation and the Natural Heritage System overlay.
Significant Woodlands/Significant Wildlife Habitat – Key Policy Directions:
- Update the definitions of Woodlands and Significant Woodlands based on draft ROPA 21 and the Joint Peel-Caledon Significant Woodlands/Significant Wildlife Habitat Study, June 2009;
- Add Wildlife Habitat to the Town’s Ecosystem Framework and include related Performance Measures;
- Add definitions for Wildlife Habitat and Significant Wildlife Habitat based on draft ROPA 21 and the Joint Peel-Caledon Significant Woodlands/Significant Wildlife Habitat Study, June 2009;

Housing – Key Policy Directions:
Adopt responsive and appropriate policies that appreciate the local context as a predominantly rural municipality with variety of existing settlements and several emerging urban centres. The Intent of the proposed housing policies is to:
- Ensure that Caledon’s uniqueness is respected by the region and the province in providing housing targets, affordable housing, special needs housing; etc;
- Ensure that Caledon provides opportunity for a diverse mix of housing types, tenure and to allow residents to age-in-place recognizing the unique character of housing;
- Advocate with the region for federal and provincial incentives towards providing affordable housing

Future Initiatives

The proposed policies contained in draft OPA 226 identify a range of future initiatives that the Town will be committing to undertaking within the life of the Plan. This includes initiatives that are direct requirements of Provincial Plans and legislation, such as the preparation of an Intensification Strategy for the Town, as well as initiatives that have been identified as relevant to implementing the policies of the Official Plan, such as the preparation of a “sustainability checklist” to assist in reviewing development applications. Whether these projects are lead by the Town, or are undertaken on a collaborative basis with other agencies and stakeholders, they will require a future commitment of municipal resources. Any specific future initiatives will have to be properly authorized by Council, which will include a consideration of municipal priorities and resource and financial implications.

NEXT STEPS

The following tasks are required to complete the PPC Exercise:

1. **Statutory Open House & Public Information Meeting**: Subject to receiving Council authorization, staff is proposing that the Town hold the statutory Open House on November 18, 2009 and Public Information Meeting on December 7, 2009 in accordance with the provisions of Sections 26 and 17 of the Planning Act.

2. **Finalization & Adoption of OPA 226**: Based on comments received from Council, agencies, residents and stakeholders the draft policies will be finalized and brought forward for Town Council’s consideration in early 2010, subject to any unexpected contingencies.
FINANCIAL IMPLICATIONS

As pointed out in earlier staff reports, the cost of the Town’s PPC exercise will be borne by the Town of Caledon. However, doing a number of the projects jointly with the Region of Peel has resulted in cost sharing opportunities thereby reducing the overall cost of the Caledon’s conformity work. The approved 2009 Planning and Development Department’s budget included a budget of $160,000 to cover anticipated 2009 PPC related costs, although this has since been reduced to $90,000 through the recent budget mitigation exercises. The estimated residual cost of $65,000 for full completion of the PPC exercise next year will be included on the proposed 2010 budget. Should OPA 226 be appealed to the Ontario Municipal Board, the timing of a hearing and potential costs to the Town cannot be predicted at this time.

LEGAL IMPLICATIONS

The Town of Caledon is required to bring its Official Plans into conformity with new Provincial planning legislation and policies in accordance with Section 26 of the Planning Act. Sections 26 and 17(15) and (16) of the Planning Act require a municipality to hold a special Open House and Public Meeting to present and seek input on draft Official Plan policy revisions prepared in accordance with Section 26 of the Planning Act. Amendments to an Official Plan proposed under Section 26 of the Planning Act can be appealed to the Ontario Municipal Board.

CALEDON COMMUNITY WORK PLAN

The Town’s 2006 – 2010 Community Work Plan includes a number of items relevant to this initiative, including items 3, 20-22, 31 and 35.

POLICIES/LEGISLATION


CONSULTATIONS

Consultation regarding the overall PPC work and specific Key Topic Areas has been ongoing since June 2007. A Communication Plan was developed to facilitate communication with residents and stakeholders, including Aboriginal groups.

Sections 26 and 17(15) and (16) of the Planning Act, require a municipality considering revisions to its Official Plan under Section 26 to hold an Open House and Public Meeting to present and seek input on the proposed revisions.

Subject to Council authorization, draft OPA 226 will be released to the public, circulated to all parties prescribed under the Planning Act and presented for input at the statutory Open House and Public Meeting.
ATTACHMENTS

Schedule B  Detailed Summary of PPC Key Topic Areas, Basis Documents, Policy Approaches and Overview of Key Revisions
Schedule C  Draft Town of Caledon Official Plan Amendment 226

CONCLUSION

The Town of Caledon is required to bring its Official Plan into conformity with new Provincial and Regional policy directions. A comprehensive policy review and formulation process has led to the development of proposed conformity revisions to the Official Plan in the form of draft OPA 226. In view of the provincial deadlines for conformity, staff recommends that Council:

- Release the attached draft PPC OPA (OPA #226) for broad public consultation to allow input and comments by residents, aboriginal groups, stakeholders and agencies; and,
- Direct staff to hold the statutory Open House and Public Information Meeting in accordance with the requirements of Sections 21 and 17(15) and (16) of the Planning Act on the dates proposed by staff; and
- Report back to Council after finalizing the PPC LOPA in consideration of comments received during the consultation period in early 2010.

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TOWN OF CALEDON 2007-2009 PROVINCIAL POLICY CONFORMITY/5 YEAR OFFICIAL PLAN REVIEW WORK PLAN

Approved by Caledon Council September 11, 2007

1.0 Background

The Province of Ontario has, over the past several years, put in place a number of significant new pieces of legislation, provincial plans and polices which affect land use planning in the Province, and southern Ontario in particular. These are:

1. The Provincial Policy Statement 2005 (PPS 2005), which came into effect on March 1, 2005;
2. Bill 135, The Greenbelt Act, which received Royal Assent on February 24, 2005 and the Greenbelt Plan, which took effect December 14, 2004;
3. Bill 51, The Planning and Conservation Land Statute Law Amendment Act, which received Royal Assent on October 19, 2006; and,

Municipalities are required under Section 26 of the Planning Act to revise their Official Plans every five years, as necessary, to ensure that the Official Plan:

a) conforms with provincial plans or does not conflict with them;

b) has regard to matters of provincial interest listed in section 2 of the Planning Act; and,

c) is consistent with policy statements issued under section 3 of the Planning Act.

Municipalities are also required to revise their official plan if it contains policies dealing with areas of employment, including the designation of areas of employment in the official plan and policies dealing with the removal of land from areas of employment.

The Town of Caledon must, therefore, undertake a provincial policy conformity exercise as part of its normal 5 Year Official Plan review process. The Town’s 5 Year Official Plan review process is slated to commence in 2007 and based on a consideration of relevant legislative timeframes, the overall target date for completing all aspects of this review is June 2009.


Planning and Development Report 2007-22 also recommended that Council authorize an Open House and Special Meeting of Council (open to the Public), in accordance with the Planning Act, for the purpose of presenting this information to the public and seeking input. Council authorized these public consultations and the Open House and Special Meeting of Council were held on June 18 and June 26, 2007 respectively. Members of
the public were invited to make comments and provide written submissions by July 27, 2007.

Three parties spoke at the June 26 Special Meeting of Council and ten written submissions were received. These public submissions and the initial staff analysis of the submissions were reviewed with Council at a Council Information Workshop on August 7, 2007. The staff analysis of the public submissions was summarized and attached as Schedule B to Planning and Development Report 2007-56.

Based on staff analysis, Council input, a review and consideration of public submissions and ongoing staff-level discussion amongst Peel Region’s upper and lower tier municipalities, the Planning and Development Department has developed this recommended Town of Caledon 2007-2009 Provincial Policy Conformity/5 Year Official Plan Review Work Plan. This work plan was confirmed by Caledon Council through Planning and Development Report 2007-56, which was adopted by Council on September 11, 2007.

2.0 Discussion

With the enactment of the Places to Grow Plan in 2006, the entire land base of the Town of Caledon is now subject to geographic-specific Provincial Plans in the form of the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Places to Grow Plan (refer to Schedule 1 – Provincial Plan Areas in the Town of Caledon). On top of these four Provincial Plans are the Province-wide policy directions of the PPS 2005 and specific changes to the Planning Act brought about by Bill 51.

The Niagara Escarpment Plan has been in effect since 1984 and is implemented and administered by the Niagara Escarpment Commission. The Town’s Oak Ridges Moraine Conservation Plan conformity amendments were adopted by Council in October 2003 in accordance with the Oak Ridges Moraine Conservation Act, 2001.

Other than the Niagara Escarpment Plan, these Provincial Plans rely primarily on municipalities (upper and lower tier) and municipal Official Plans for implementation. This presents significant and unique challenges to the Town of Caledon. One of the main challenges is to develop policy approaches which achieve conformity with the intent of provincial legislation, plans and policies while reflecting local planning priorities, and objectives. Another key challenge is to ensure that implementation is practical, and to maintain, as much as possible, policy consistency across the Town, while recognizing the unique policy variations flowing from each Provincial Plan.

The Region of Peel and the Cities of Mississauga and Brampton must also address provincial policy conformity. Peel has developed a Peel Region Official Plan Review (PROPR) work plan which identifies 15 “Focus Area Issues”. A number of the Regional “Focus Area Issues” will provide important inputs to the Caledon process (e.g. the Managing Growth component, which includes Regional population allocations and density/intensification analyses). Quite a few of the Regional Focus Areas also overlap a number of the Key Topic Areas identified in this work plan, including Sustainability, Employment, Agriculture, Water Resources and Natural Heritage.
As a result, the Town of Caledon must work closely with the Region of Peel and the cities of Brampton and Mississauga to ensure that the Regional conformity exercise is coordinated with those of the three local municipalities. There needs to be a clear understanding from the outset amongst the municipalities regarding what work needs to be done and who should be doing it. This discussion must be framed in the context of the recently approved implementation matrix and the Five Principles of the Regional Official Plan, in particular Principle # 1: The (Regional) Plan must be strategic in nature, setting broad, high-level, long term policy directions for Peel and incorporating the strategic objectives of the area municipalities.

Section 3.0 of this work plan describes five Guiding Principles, Section 4.0 outlines a defined Scope of Work, and Section 5.0 identifies the eight Key Topic Areas. Section 6.0 describes a general approach to public/stakeholder consultation and Section 7.0 outlines the overall process and timelines for completing the Town’s Provincial Policy Conformity/5 Year Official Plan Review exercise.

3.0 Guiding Principles

The following set of five guiding principles will provide overall direction to the Town’s Provincial Policy Conformity/5 Year Official Plan Review exercise, and its individual components. These principles will assist in determining appropriate directions during this complex policy review process, for example: deciding whether or not policy revisions are necessary; what scope and form necessary revisions should take; and establishing/maintaining appropriate roles, responsibilities and implementation models.

3.1 Guiding Principle # 1: Respect and maintain existing Official Plan policies as much as possible.

The Town of Caledon has historically taken a very proactive, community-based approach to developing "made in Caledon" solutions to complex policy matters, including growth management, environmental protection, Village planning, agricultural and rural policies and aggregate resources. These locally generated policy solutions are reflected in the Town's current Official Plan and they must be respected and carried forward as much as possible. Given Caledon's history of progressive planning, there may be many elements of these new provincial policy directions that the Town has already achieved to a large degree.

3.2 Guiding Principle # 2: The intent of provincial policy must be met and existing Official Plan policy can’t conflict with provincial policy.

This is a fairly well established land use planning principle in Ontario which, in the context of the Provincial Policy Conformity/5 Year Official Plan Review exercise is intended to embody two key notions: a) that verbatim repetition of policy language is not necessary to meet the intent of provincial policy, and b) locally generated Official plan policies can be different from provincial policy as long as they do not conflict with provincial policy. In keeping with Guiding Principle # 1, existing Official Plan policy will first be assessed to determine if any revisions are necessary, and then, modifications to existing policies or the introduction of new policies should only be proposed where necessary to meet the intent of, or eliminate conflict with applicable provincial policies.
3.3 Guiding Principle # 3: Respect the Five Principles of the Region of Peel Official Plan (ROP) and the matrix of upper/lower tier planning responsibilities.

The Five ROP Principles and implementation matrix are key statements regarding the accepted roles, responsibilities and relationships between the upper and lower tier municipal governments in Peel. They must, therefore, guide the provincial policy conformity exercises of Caledon, Brampton, Mississauga and the Region of Peel. There needs to be a clear understanding from the outset amongst the municipalities regarding what work needs to be done and who should be doing it.

3.4 Guiding Principle # 4: Coordinate/integrate with the efforts of Peel, Brampton and Mississauga and jointly develop approaches where appropriate.

Given the complex, interrelated and in some cases potentially overlapping nature of the policy matters being dealt with through the upper/lower tier provincial policy conformity exercises, coordination and appropriate integration are critical. In some instances, the development of joint approaches may also be reasonable.

3.5 Guiding Principle # 5: Coordinate/integrate with other Town initiatives, as applicable.

The Town has a number of ongoing policy and other initiatives which may relate, to varying degrees, to the eight Key Topic Areas identified in this work plan. In some instances, these initiatives can be used as the primary vehicle for addressing aspects of provincial policy conformity (e.g. population forecasting through Official Plan Amendment 203). In other cases, current Town initiatives, while not designed to address provincial policy conformity directly, can be seen as complementary or supportive (e.g. the work of the Town’s Environmental Progress Officer in updating/enhancing the Town’s Environmental Progress Action Plan and other sustainability initiatives) and appropriate coordination will be required. Finally, there are certain ongoing Town initiatives where it has been determined that direct linkages to the provincial policy conformity exercise should not be established (e.g. the Town’s agricultural and rural policies Official Plan Amendment 179). Such initiatives can proceed, provided municipal decisions and policy directions do not conflict with relevant provincial policy.

4.0 Scope of Work

Based on an analysis of the Town’s current Official Plan against the new provincial planning directions, and considering the above-noted Guiding Principles, it has been determined that the Town does not need to review current Official Plan policies beyond areas related to addressing provincial policy conformity. These Key Topic Areas are described in Section 5.0 below. In addition to the Key Topic Areas, general planning tools and updates may also be appropriate within this scope of work.

5.0 Key Topic Areas

This Town’s Provincial Policy Conformity/5-Year Official Plan Review exercise will address the following eight Key Topic Areas. Each area is briefly described and key considerations are identified. As noted under each area, some will be addressed through current, ongoing Town initiatives (e.g. population forecasts through Official Plan Amendment 203) whereas others may require the development of detailed individual work plans/terms of reference (e.g. the Significant Woodlands and Significant Wildlife...
Habitat Study). In certain areas it may also be appropriate to explore the possibility of joint approaches with the Region of Peel and/or the Cities of Brampton and Mississauga, and these potential areas are noted below.

There are a number of general planning tools and updates that also flow from new provincial directions. Although not given discrete Key Topic Areas, any necessary policy revisions dealing with planning tools and updates will be identified during the review process and subject to public input.

5.1 Key Topic Area # 1: Growth forecasts and density/intensification targets

The Provincial Places to Grow Plan establishes growth forecasts and density/intensification targets that must be achieved by municipalities. Upper and Lower tier municipalities have been assigned certain responsibilities in this regard. From a population perspective, key considerations include:
- The Province has assigned a 2031 population allocation to the Region of Peel of 1.64 million.
- The Region of Peel has the responsibility of taking this Region-wide population and allocating it to the three area municipalities: Brampton; Mississauga; and Caledon.
- The area municipalities are also carrying out their own “bottom-up” growth exercises to establish locally generated population and intensification forecasts.
- Caledon’s local population forecasting exercise, Official Plan Amendment 203, has identified a 2031 population for the Town of Caledon of 108,000. OPA 203 has been endorsed by Council but not adopted.
- Caledon Council has directed the Planning and Development Department to review two reports: a Hemson report prepared on behalf of Solmar Development Corp., and an urbanMetrics report prepared on behalf of the Caledon Chamber of Commerce, and report back to Council on November 6, 2007.
- The growth forecasting that is being done by the Region of Peel, Brampton and Mississauga must be considered to determine if there are implications for Caledon and the forecasts contained in OPA 203.

With respect to density and intensification targets contained in the Provincial Places to Grow Plan, key considerations include:
- The Ministry of Public Infrastructure Renewal (MPIR) is responsible for verifying and finalizing a “built boundary” and determining the need for new “Greenfield areas”.
- A density target of not less than 50 persons and jobs combined per hectare has been established on a Regional basis for “designated Greenfield areas”. Most future development in Caledon will occur on such “designated Greenfield areas”.
- From the year 2015 onwards, a minimum of 40% of new residential development in the Region must occur within the “built up area” (i.e. within the “built boundary”)
- The achievement of the density and intensification targets are measured over the Region of Peel, therefore the density and intensification analyses being conducted by Brampton, Mississauga and Peel are relevant to Caledon.
- Caledon’s growth forecasting exercise has identified limited opportunities for intensification within Caledon’s built up areas, therefore achievement of the Regional target will rely primarily on intensification within the built up areas of Brampton and Mississauga.
Given the interrelated nature of the upper and lower tier population forecasts, and growth and intensification assessments, significant coordination is required with Brampton, Mississauga and the Region of Peel.

With key inputs from the Region of Peel, and having considered the Hemson and urbanMetrics reports and other relevant planning matters, the Town must confirm or revisit the population forecasts in OPA 203 and, based on the forecasts, determine whether there is a need for any new Greenfield designations. If it is determined there is a need for new Greenfield designations, the Town must then determine the timing and geography of any such designations, and the need for and timing of any related urban boundary expansions.

5.2 Key Topic Area # 2: Employment
Key considerations related to this area include:
- Conversion of employment lands policy requirements are contained in the Places to Grow Plan.
- Bill 51 requirement that a determination be made regarding adequacy of current employment policies.
- The Town is undertaking an Employment Land Needs Assessment study which can be used as a vehicle for addressing provincial policy conformity requirements, including determining the need for new Greenfield designations to supply identified employment land needs.
- Consider the outcomes of the Ministry of Public Infrastructure Renewal (MPIR) sub-area assessment, when completed, dealing with a Regional Economic Analysis and Provincially Significant employment areas.

5.3 Key Topic Area # 3: Transportation and Servicing
Key considerations related to this area include:
- The Town’s ongoing Caledon Transportation Needs Study (CATS) Update can be used as a vehicle for addressing provincial policy conformity requirements.
- Implications for other ongoing transportation related initiatives must be also assessed (Hwy 50/427 Arterial Road Network Study, Halton-Peel Boundary Area Transportation Network Study).
- Consider joint approaches with the Region of Peel with respect to transportation planning matters related to provincial policy conformity.
- Need to continue to consult with the Region of Peel regarding the implications of growth, density and intensification targets on the provision of water and sanitary sewer services and Regional roads.
- Need to consider the implications of growth/density/intensification on the provision of “soft services” such as parks.
- Consultation with interested private service providers (e.g., telecommunications providers, Hydro One).
- GO link to Bolton area.

5.4 Key Topic Area # 4: Agricultural/Rural Policies
Key considerations related to this area include:
- Pursue timely approval of Council adopted Official Plan Amendment (OPA) 179 to consolidate positive achievements, such as permitting secondary uses and promoting rural economic development in appropriate areas. Do not link OPA
179 to the provincial policy conformity exercise, other than to review for any potential conflict with provincial policy.

- Undertake a separate agricultural/rural policy conformity assessment to determine if policy revisions are necessary to achieve provincial policy conformity.
- Consider joint approaches with the Region of Peel.
- Consider the outcomes of the Ministry of Public Infrastructure Renewal (MPIR) sub-area assessment dealing with prime agricultural areas, when completed.

5.5 Key Topic Area # 5: Sustainability

Key provincial policy directions to be considered under the umbrella term “sustainability” include:

- Alternative and renewable energy systems;
- Air quality;
- Climate Change;
- Conservation of water and energy;
- Adaptive Environmental Management;
- Sustainability indicators and monitoring;
- Sustainable development patterns and urban design.

- Coordination and collaboration with parallel/complementary “sustainability” initiatives of the Town’s Office for Environmental Progress is necessary.
- Consider joint approaches with the Region of Peel.

5.6 Key Topic Area # 6: Water Resources/Watershed Planning

Key considerations related to this area include:

- Section 2.2 of the PPS 2005 contains directions regarding water resource protection and management.
- Section 3.2.3 of the Greenbelt Plan contains Water Resource System policies including direction to municipalities to complete watershed plans.
- Extensive watershed and subwatershed planning activities have been occurring in Caledon in the past 10 years.
- Discussion and coordination required between Town, Region and Conservation Authorities regarding implementation approaches and policy options.
- Consider joint approaches with the Region of Peel.

5.7 Key Topic Area # 7: Natural Heritage System

Key considerations related to this area include:

- The Greenbelt Plan has identified a Natural Heritage System and related environmental protection policies which must be added to Official Plans.
- The Town will have to determine if it wishes to refine the Greenbelt Natural Heritage System through the local conformity exercise, as provided for in Section 5.5.2 of the Plan.
- The Places to Grow Plan indicates that MPIR will identify natural systems through the Greater Golden Horseshoe sub-area assessment. This will be considered once it is completed.
- Locally adopted methodologies could be used to influence and interpret municipal implementation of Provincial natural heritage policy directions.
- Current Caledon Official Plan policies likely already largely implement protection of specified features, subject to the Key Topic Area # 8 and perhaps some refinements in terminology.
5.8 **Key Topic Area # 8: Significant Woodlands/Significant Wildlife Habitat Study**

Key considerations related to this area include:
- Town of Caledon and Region of Peel staff has identified the need to complete a Significant Woodlands/Significant Wildlife Habitat Study to address gaps/weaknesses in current policy in relation to these ecosystem components.
- A joint approach with the Region of Peel is being explored.

6.0 **Consultation**

Public consultation with respect to the overall Provincial Policy Conformity/5 Year Official Plan Review exercise will be designed to satisfy statutory requirements under the *Planning Act*. Additional consultation with respect to the individual Key Topic Areas will be carried out in accordance with applicable project specific work plans/terms of reference. A high degree of coordination/collaboration with the Region of Peel and Cities of Brampton and Mississauga will be required and a number of potential joint approaches are being explored. Consultation with other relevant agencies, Provincial Ministries and adjacent municipalities will be carried out, as appropriate.

7.0 **Timelines**

The following timeline identifies at a very broad level, the key milestones in the overall Provincial Policy Conformity/5 Year Official Plan Review exercise. Individual components will be subject to their own detailed work plans/terms of reference, as applicable.

- **June 2007** – Town holds statutory Provincial Policy Conformity/5-Year Public Open House and Public Meeting.
- **November 2007** – Planning and Development Department to report back to Council on the review of the Hemson and urbanMetrics reports and provide recommendations regarding the Town’s population forecasts (OPA 203) and any other related matters.
- **September 2007 to June 2009**
  - Implement Council approved Work Plan, proceeding with individual components as and when appropriate.
  - Develop detailed discussion papers/work plans/terms of reference for individual components as needed.
  - Provide additional opportunities for public input as appropriate.
  - Prepare proposed policy revisions for public and Council consideration.
  - In accordance with applicable Provincial legislation, the overall target date for completion of all components of the Town’s Provincial Policy Conformity/5-Year Official Plan Review process is June 2009.
Town of Caledon Provincial Policy Conformity (PPC) Exercise
Summary of Basis Documents, Policy Approaches and Key Revisions
Regarding draft Town of Caledon PPC Official Plan Amendment 226

Key Topic Area # 1: Growth Forecast & Density/Intensification Targets

<table>
<thead>
<tr>
<th>Basis Documents</th>
<th>Policy Approach</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Ministry of Energy and Infrastructure (formerly Ministry of Public Infrastructure Renewal) Built Boundary for the Growth Plan for the Greater Golden Horseshoe 2006, Released in 2008</td>
<td>• Expand Chapter 4, Population and Employment Forecasts to include new sections on Town Structure, in part transferred from Chapter 5, and Growth Management which will include the Population and Employment Forecasts.</td>
</tr>
<tr>
<td>• Region of Peel Growth Management Discussion Paper, Places to Prosper 2009</td>
<td>• Chapter 5 will now focus on the Land Use Policies.</td>
</tr>
<tr>
<td>• Town of Caledon Official Plan Amendment 203 endorsed by Council August 1, 2006 and November 6, 2007</td>
<td>• Replace existing Figure 1, Town Structure with a new Schedule A1 Town Structure.</td>
</tr>
<tr>
<td>• Town of Caledon Population and Employment Forecasts and Allocations Draft Phase 3 Report, June 16, 2006</td>
<td>• Introduce a new Figure 1 showing the Growth Plan Policy Areas including the Built Boundary.</td>
</tr>
<tr>
<td>• Draft Regional Official Plan Amendment 24: Places to Prosper, proposing changes related to Growth Management, Employment Lands and Greenbelt policies, 2009</td>
<td>• Add new policies on aspects of Town Structure and Growth Management introduced by the Growth Plan and ROPA 24 using the wording in ROPA 24 as a model.</td>
</tr>
</tbody>
</table>

Overview of Key Revisions

Town Structure
1. Add a new section on Town Structure in Chapter 4 describing the elements of the Town Structure including: Rural Service Centres, Villages, Hamlets and Industrial/Commercial Centres, the Palgrave Estate Residential Community, the Agricultural Area, the Rural Area, Natural Systems, and the Strategic Infrastructure Study Area.
2. Describe all of the elements of the Town Structure using and/or summarizing the existing introductory text in Chapter 5 as applicable.
3. Move the General Policies for Settlements from Chapter 5 to a new Section 4.1.1 Hierarchy of Settlements in Chapter 4 and include a new policy prohibiting the establishment of new settlement areas in conformity with the Growth Plan and ROPA 24.
4. Add a new Section 4.1.6 Strategic Infrastructure Study Area that protects the “GTA-West Future Transportation Corridor” that is being defined through an Environmental Assessment initiated by the Ministry of Transportation. Development applications will require an assessment demonstrating that the proposal will not predetermine or preclude the outcomes of the GTA West Corridor Environmental Assessment.
5. Add a new Section 4.1.7 Settlement Study Areas to define the general geographic areas within which the Town will plan to accommodate the majority of its population and employment growth beyond what is currently provided for in this Plan and define the areas within which growth management studies including settlement expansion studies will be undertaken. This section indicates that the Town will review the function of Tullamore as a potential focus for employment growth that goes beyond its current role as an Industrial/Commercial Centre.
6. Add a new Section 4.1.8 Community Form and Complete Communities to incorporate the Growth Plan directions for planning complete communities and how
Greenfield Areas and Intensification Areas are to be planned. This section clarifies that Caledon as a whole is being planned as a complete community. The policies recognize the relationship between community design and public health. Caledon will work with the Region to develop an assessment tool for evaluating the public health impacts of development proposals and to raise awareness of public health issues related to planning.

Growth Management

1. Add a new section 4.2.1 Intensification to address the Intensification policy directions and Targets in the Growth Plan and ROPA 24. Policies in this section state that Caledon will encourage intensification within the built-up area. Caledon will prepare an intensification strategy that identifies appropriate areas for intensification and the appropriate type and scale of intensification. In existing residential neighbourhoods, Caledon will permit and encourage compatible forms of intensification such as apartments in houses, coach houses and duplexes.

2. Add a new Figure 1 showing the built-up area, Designated Greenfield Area and the settlements that have an undelineated built-up area.

3. Add a new Section 4.2.2 Greenfield Density to address the regional Greenfield Density Target in ROPA 24 which requires the area municipalities to plan to achieve the density target of 50 persons and jobs combined per hectare by 2031. The new policies in this section state that Caledon will plan to achieve the Greenfield Density Target collectively in its Designated Greenfield Areas, but will not include the Palgrave Estate Residential Community in the calculation. To help meet the target, higher density urban nodes and intensification corridors will be identified in appropriate locations in Designated Greenfield Areas and compatible forms of intensification will be encouraged in Greenfield residential areas. If there is a major transit station, Caledon will require development to meet a minimum density target of 100 persons and jobs combined per hectare by 2031.

4. Add a new section 4.2.3 Settlement Expansions introducing the requirement for a municipal comprehensive review and listing the matters that must be addressed through the municipal comprehensive review. The existing requirements for a settlement boundary expansion in Section 5.10.3.24 have been included in this list with modifications and new requirements in the Growth Plan and ROPA 24 have been added. New and revised requirements include: the need to demonstrate that sufficient opportunities to accommodate forecasted growth in existing settlements through intensification or Designated Greenfield Areas are not available in Caledon; the expansion makes available sufficient lands for a time horizon that does not exceed the timeframe of the Plan; and ensuring that the expansion supports achieving the regional Intensification Targets and Greenfield Density Target.

5. Former Chapter 4 Population and Employment becomes a section in the Growth Management policies. The new forecasts and allocations are based on the population and employment allocations in ROPA 24.

6. Revise Table 4.1 showing the Town-wide forecasts contained in OPA 203 to conform with the population and employment forecasts in ROPA 24. Note that the population figures now include the census undercount.

7. All other tables currently showing the numbers in OPA 203 are to be proportionally adjusted to achieve the totals in Table 4.1. The adjustments will reflect the reductions to the population and employment forecasts in ROPA 24 and the addition of the Census undercount of 4.2%.

Key Topic Area # 2: Employment

<table>
<thead>
<tr>
<th>Basis Documents</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Ministry of Energy and Infrastructure (formerly Ministry of Public Infrastructure Renewal) Built Boundary for the Growth Plan for the Greater Golden Horseshoe 2006, Released in 2008</td>
<td>Expand existing Section 5.5 Industrial to add Employment Land policies to incorporate new policy directions in the Growth Plan and ROPA 24 using the wording in ROPA 24 as a model.</td>
</tr>
<tr>
<td>Region of Peel Growth Management Discussion Paper, Places to Prosper 2009</td>
<td></td>
</tr>
<tr>
<td>Region of Peel Employment and Employment Lands Discussion Paper 2009</td>
<td></td>
</tr>
<tr>
<td>Town of Caledon Official Plan Amendment 203 endorsed by Council August</td>
<td></td>
</tr>
</tbody>
</table>
Overview of Key Revisions

1. Add new policies indicating that an adequate supply of employment land will be designated to achieve the employment forecasts. The need for employment land identified in ROPA 24 will guide the designation of new employment areas.
2. Add a new policy indicating that the majority of the Town’s employment land needs will be addressed within the three Settlement Study Areas.
3. Add a new policy encouraging the study and protection of the Strategic Infrastructure Study Area for potential infrastructure and employment land needs.
4. Add a new policy indicating that Caledon will consider incorporating policies that facilitate, and require, where appropriate, employment uses that contribute to the achievement of the Greenfield Density Target.
5. Add a new policy indicating that nodes and corridors for office and high density employment areas will be identified in Greenfield areas. These higher density areas will assist in meeting the Greenfield Density Target.
6. Add a new objective to protect the employment land base and a new policy listing the conditions outlined in the Growth Plan and ROPA 24 that must be met to convert employment land to non-employment uses and indicating that major retail is considered a non-employment use.
7. Add wording to the existing Business/Office Parks policies encouraging these uses to locate in areas served by public transit.

Key Topic Area # 3: Transportation & Servicing

<table>
<thead>
<tr>
<th>Basis Documents</th>
<th>Policy Approach</th>
</tr>
</thead>
<tbody>
<tr>
<td>Metrolinx Regional Transportation Plan</td>
<td>Careful Review and Consideration of the Provincial and Regional Drivers while formulating Draft Transportation Policies of the Town.</td>
</tr>
<tr>
<td>Regional Discussion papers on Key Challenges &amp; Issues, Transit and Goods Movement</td>
<td>Adopt multi-modal transportation system approach that offers safe, convenient and efficient movement of people and goods.</td>
</tr>
<tr>
<td>Provincial and Regional Planning for various Transportation Corridors- GTA West, Highway 427 extension, Peel-Highway 427 TMP, HPBATS, Mayfield Road EA Studies on various sections.</td>
<td>Policies to reflect that transportation system is well integrated with Town’s land use planning.</td>
</tr>
<tr>
<td>Town Study – CATS Update.</td>
<td>Policies to ensure provision of adequate network of roads, highways, transit, pedestrian, bicycle and rail links between adjacent municipalities.</td>
</tr>
<tr>
<td>Draft Regional Official Plan Amendment 22: proposing changes related to Transportation policies, 2009</td>
<td>Foster coordination with the Province, Region, Area Municipalities and other affected jurisdictions to develop integrated transportation plan.</td>
</tr>
<tr>
<td></td>
<td>Appropriate consideration to environmental factors and aesthetic quality in design and construction of transportation infrastructure.</td>
</tr>
</tbody>
</table>

Overview of Key Revisions

1. Amend Section 5.9.1- Introduction to Transportation has been expanded to emphasize the importance of the efficient transportation system which is consistent with the “Multi-Modal Transportation System” approach.
2. New Sections 5.9.2 and 5.9.3 dealing with ‘Policy Approach’ and ‘Transportation System’ have been incorporated to introduce various aspects dealing with Road Network, Public Transit, Transportation System & Demand Management, Railways, Airport, Parking Management and Active Transportation.

3. Amend Section 5.9.2 and 5.9.3 to read as Section 5.9.4 and 5.9.5 – Revised and Expanded General Objectives and Policies to express intent of the transportation policies of the town.

4. Amend Section 5.9.4 to read as Section 5.9.6- Revised and Expanded General Objectives and Policies to express intent of the transportation policies of the town.

5. Amend Section 5.9.5 on Roads to read as Section 5.9.7- ‘Provincial Freeway and Road Network’, Introduction to the section has been added and new policies respecting GTA West Corridor, extension of Highway 427 and its integration with municipal road network, proposed North-South Transportation Corridor and Role of Major Regional Roads has been incorporated in this section.

6. Amend Section 5.9.7 on Public Transit to read as Section 5.9.9- New policies respecting GO rail service to Bolton, optimum site for station location, future Brampton and York transit service extensions, Region’s role in addressing Caledon transit needs and Trans help services have been incorporated.

7. New Section 5.9.10 providing policies on Transportation System and Demand Management (TSM/TDM) measures.

8. Amend Section 5.9.8 on Railways to read as Section 5.9.11- General introduction has been added in this section.

9. Amend Section 5.9.9 on Airports to read as Section 5.9.12- General introduction has been added in the existing section and new policies on future role of Brampton flying club and to ensure compatible land uses in the vicinity of the Airport.

10. Amend Section 5.9.10 on Parking to read as Section 5.9.13-Parking Management. New policies with respect to the support for carpool lots have added.

11. Amend Section 5.9.11 to read as Section 5.9.14, Active Transportation- General introduction to the section has been added.

12. Amend Section 5.9.12 to read as 5.9.15, Trucking and Goods Movement. Introduction to the section has been added and also new policies to adopt collaborative approach in formulating strategic goods network, comprehensive data collection and addressing town concerns on through goods traffic.

13. Amend Section 5.9.13 on Monitoring to read as 5.9.16, Implementation and Monitoring. The section emphasizes the need to develop a comprehensive implementation strategy to meet the objectives of the transportation plan.

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**Key Topic Area # 4: Agriculture & Rural Policy**

<table>
<thead>
<tr>
<th>Basis Documents</th>
<th>Policy Approach</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Greenbelt Plan, 2005</td>
<td>Maintain progressive policies established through OPA 179 and only make selective revisions where necessitated by new Provincial policy, including:</td>
</tr>
<tr>
<td>The Provincial Policy Statement 2005</td>
<td>a. Making reference to Normal Farm Practices being protected and promoted, and include definition in Glossary;</td>
</tr>
<tr>
<td>Draft Regional Official Plan Amendment 21: proposing changes related to Natural Heritage, Agriculture, Air Quality and Integrated Waste Management policies, 2009</td>
<td>b. Eliminate Farm Retirement Lot permission in Prime Agricultural Area;</td>
</tr>
<tr>
<td></td>
<td>c. Clarify intent and eligibility regarding “farm split” policies (e.g. must be part of a farming operation and applicant must be a bona-fide farmer).</td>
</tr>
<tr>
<td></td>
<td>• Work with the Region in the context of ROPA 21 to establish appropriate Regional-level policies to address matters such as the longer-tem viability and evolving nature and needs of agriculture in near-urban areas.</td>
</tr>
</tbody>
</table>

**Overview of Key Revisions**

1. Revise Section 5.1.1.15 to delete Farm Retirement Lot provisions, and move these policies to Section 5.1.2 so as to continue to allow in the General Agricultural and Rural Areas.

2. Revise Section 5.1.1.15.3 to clarify “farm-split” policy.

3. Revise Section 6.7 to add definition for Normal Farm Practices (as defined in the Provincial Policy Statement).
# Key Topic Area # 5: Sustainability

## Basis Documents
- Sustainability Discussion Paper by The Natural Step (TNS) Canada, 2009
- Region of Peel Sustainability Discussion Paper, 2008
- The Planning Act
- The Provincial Policy Statement, 2005
- The Greenbelt Plan, 2005
- Regional Official Plan Amendment 20: proposing changes related to Sustainability and Energy policies, adopted by Regional Council May 2009

## Policy Approach
1. The current Caledon Official Plan contains a number of policies related to Sustainability. These current polices are evidence of the Town’s progressive and continuing stride towards sustainability.
2. Provincial conformity exercise provides an impetus for the Town to develop additional policies that are appropriate to strengthen and enhance existing Caledon OP policies.
3. Develop locally appropriate policies for all the sectors of the Town (e.g. agriculture, natural heritage, etc).

## Overview of Key Revisions
1. Add a new Section 3.1 entitled Sustainability to the General Policies (3.0) of the Official Plan along with the following sub-sections (noted below) based on the theme of sustainability to recognize sustainability as a primary theme which needs to be reflected throughout the OP. The new addition (section) complements existing sections 3.2 – 3.5 in that these sections emphasize the 3 pillars of sustainability – Environment, Economy, Culture/Social.
   - Sub-topics:
     a. Alternative & Renewable Energy System
     b. Air Quality
     c. Climate Change
     d. Conservation of Water & Energy
     e. Adaptive Environmental Management
     f. Sustainable Indicators & Monitoring
     g. Sustainable Development Patterns & Urban Design
2. Amend sub-sections 6.2.3, 6.2.5, 6.2.8, and 6.2.9 of Section 6.0 – Implementation & Administration – by adding a new policy related to the use of sustainability checklist in the review of development proposals.
3. Amend Section 6.5 – Monitoring – by adding a new sub-section 6.5.3 to make reference to use of sustainable indicators in the Monitoring of Official Plan policies.
4. Amend Section 6.7 – Glossary - to define new terms used in the draft proposed policies including:
   - Green Buildings
   - Green Development Standards
   - Leadership in Energy & Environmental Design (LEED)
   - Sustainable Design Brief
   - Sustainability
   - Sustainable Development
### Key Topic Area # 6: Water Resources & Watershed Planning

**Note:** this Key Topic Area has been separated out from the main PPC Work Plan to be completed at a later date.

### Key Topic Area # 7: Natural Heritage System (Greenbelt Plan Conformity)

#### Basis Documents
- *The Greenbelt Act* and Greenbelt Plan, 2005
- Region of Peel Greenbelt Plan Conformity Background & Approach discussion paper, November 2008
- Draft Regional Official Plan Amendment 24: Places to Prosper, proposing changes related to Growth Management, Employment Lands and Greenbelt policies, 2009

#### Policy Approach
1. **Objective:**
   - Adopt an overall approach similar to OPA 186 (the Town’s Oak Ridges Moraine Conservation Plan conformity amendment) that relies on existing OP designations and policies as much as possible, except where Greenbelt specific policies are needed to supplement the current OP to achieve conformity.

2. **Enhance jurisdictional and interpretational clarity by:**
   - *Creating a new section in the Introductory Chapter of the Official Plan that provides an overview of all the Provincial Plans affecting the Town and explains how they relate to one another and the existing Town of Caledon Official Plan. Use introductory/explanatory text from the Provincial Plans themselves;*
   - *Adding a new section to the Implementation Chapter of the OP that contains all of the transitional provisions and conflict/override clauses contained in each of the Provincial Plans;*
   - *Creating two new Official Plan Schedules: one that depicts the Provincial Plan Areas in Caledon from a Town structure perspective; and one that identifies Greenbelt Plan specific policy areas, such as the Protected Countryside designation and the Natural Heritage System overlay.*

### Overview of Key Revisions

1. **Section 1.0 Introduction**
   - Create new section 1.6 entitled “Provincial Plans” – this section will outline the Provincial Plans affecting the Town and explain how they relate to one another and the existing Town of Caledon Official Plan (OP). Use introductory/explanatory text from the Provincial Plans themselves.

2. **Sections 2-5** – insert appropriate notwithstanding clauses and cross references to Greenbelt Policies contained in Section 7.13. Address “Beacon Hall” exemption (Section 3.1.4.16) by leaving exemption in place but adding clause referencing need to conform to all other applicable legislation, statutes, policies, regulations and standards, and reference Provincial Plans, PPS and Regional Official Plan.

3. **Section 6** – add new definitions if any are necessary. Add section describing the transitional provisions of the Provincial Plans, and the conflict/override provisions.

4. **Section 7** – create new Section 7.13 containing Greenbelt specific policies.

5. **Schedules** – create new Schedule A1 “Town Structure” that shows all Provincial Plan Areas in Caledon and other special policy areas. Create new Schedule S “The
Greenbelt in Caledon”, which depicts: The Greenbelt Plan Area (and the NEP and ORMCP Areas within it), the Greenbelt Protected Countryside Designation, the Greenbelt Natural Heritage System Overlay, Settlement Areas, and Urban River Connections. Revise Schedule F to delete Rural Estate Residential Areas where a plan of subdivision has not received approval or there is not an active development application that is permitted to proceed through the approval process in accordance with the transitional provisions of the Greenbelt Plan. Revise other Land Use Schedules to show the boundary of the Greenbelt Plan Area as applicable.

### Key Topic Area # 8: Significant Woodland/Significant Wildlife Habitat

<table>
<thead>
<tr>
<th>Basis Documents</th>
<th>Policy Approach</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Provincial Policy Statement, 2005</td>
<td>• Make selective revisions to the existing Official Plan environmental policies to:</td>
</tr>
<tr>
<td>• Draft Regional Official Plan Amendment 21: proposing changes related to Natural Heritage, Agriculture, Air Quality and Integrated Waste Management policies, 2009</td>
<td>b. add Wildlife Habitat to the Town’s Ecosystem Framework and include related Performance Measures;</td>
</tr>
<tr>
<td></td>
<td>c. add definitions for Wildlife Habitat and Significant Wildlife Habitat based on draft ROPA 21 and the Joint Peel-Caledon Significant Woodlands/Significant Wildlife Habitat Study, June 2009;</td>
</tr>
<tr>
<td></td>
<td>• Work with the Region of Peel in the context of ROPA 21 to establish appropriate Region-wide policies and programs regarding financial incentives and private land stewardship.</td>
</tr>
</tbody>
</table>

### Overview of Key Revisions

1. Revise Table 3.1 to add “Significant Wildlife Habitat” and “Other Wildlife Habitat” to the Town’s Ecosystem Framework. Significant Wildlife Habitat to be included in the Town’s EPA designation, but not mapped on the Official Plan Land Use Schedules.
2. Revise Section 3.1.5 to add Performance Measures related to Wildlife Habitat.
3. Revise Section 6.7 to define Wildlife Habitat as per the PPS 2005 and ROPA 21 definitions.
4. Revise Section 6.7 to include definitions for Significant Wildlife Habitat and Other Wildlife Habitat. Significant Wildlife Habitat to be defined in accordance with the criteria set out in Figure 5 to draft ROPA 21 (attached for information).
5. Revise Section 6.7 to define Woodlands in accordance with draft ROPA 21 definition.
6. Revise Section 6.7 to define Woodland Core Areas based on Table 1 to draft ROPA 21 (attached for information). Include all Regional Core Woodlands into the Town’s (EPA) designation. Include all Regional NAC Woodlands south and east of the Niagara Escarpment and Oak Ridges Moraine Conservation Plan Areas into Caledon’s EPA designation. No corresponding mapping revisions proposed to the Official Plan Land Use Schedules.
Key Topic Area # 9: Housing

**Note:** this is a new Key Topic Area included in the PPC Work Plan as a result of the Housing policies emerging from the Peel Region Official Plan Review (PROPR).

<table>
<thead>
<tr>
<th>Basis Document</th>
<th>Policy Approach</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Ontario’s Long-Term Affordable Housing Strategy, Consultation</td>
<td>• Revised the Housing Section introduction to include PPC and Growth Plan directions to provide diverse range and mix of housing types, densities and tenure.</td>
</tr>
<tr>
<td>• Region of Peel – Draft Regional Housing Strategy Framework</td>
<td>• Created new sub-sections to the existing Housing Section that directly relate to the PPC and Growth Plan that include: Regional Housing Strategy, Affordable Housing, Special Needs Housing, Universal Design and Energy Efficient Housing.</td>
</tr>
<tr>
<td>• Draft Regional Official Plan Amendment 23: proposing changes related to Housing policies, 2009</td>
<td>• Identified within the Housing Section relating Official Plan policies that deal with Group Homes, Rural Estate residential, Garden Suites and Adult Lifestyle and Retirement facilities.</td>
</tr>
<tr>
<td>• Revised the Housing Section introduction to include PPC and Growth Plan</td>
<td>• Included additional housing related definitions in the glossary.</td>
</tr>
<tr>
<td>directions to provide diverse range and mix of housing types, densities</td>
<td>• Worked with the Region of Peel in the context of ROPA 23 and the Regional Housing Strategy to develop Region-wide policies.</td>
</tr>
<tr>
<td>and tenure.</td>
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<tr>
<td>• Created new sub-sections to the existing Housing Section that directly relate</td>
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<tr>
<td>to the PPC and Growth Plan that include: Regional Housing Strategy,</td>
<td></td>
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<tr>
<td>Affordable Housing, Special Needs Housing, Universal Design and Energy</td>
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<tr>
<td>Efficient Housing.</td>
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<td>• Identified within the Housing Section relating Official Plan policies that</td>
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<td>deal with Group Homes, Rural Estate residential, Garden Suites and Adult</td>
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<tr>
<td>Lifestyle and Retirement facilities.</td>
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<tr>
<td>• Included additional housing related definitions in the glossary.</td>
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<tr>
<td>• Worked with the Region of Peel in the context of ROPA 23 and the Regional</td>
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<td>Housing Strategy to develop Region-wide policies.</td>
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Overview of Key Revisions

- Revise and amend Sections 3.4.1 Introduction and 3.4.2 Objectives to addresses the unique nature of Caledon as a rural municipality with varying settlement pattern.
- Add new Section 3.4.3 entitled, **Regional Housing Strategy** to recognize the Regional Housing Strategy as the basis for housing policies in the Region of Peel.
- Add new Section title 3.4.4, **Policies** to assist in delineating major topic headings into sub-topic areas.
- Add new Section title 3.4.5, **Land Supply for Housing** to identify sub-topic area of Land Supply for Housing.
- Add new Section title 3.4.6, **Diverse Housing Types and Tenure** to identify sub-topic area of Diverse Housing Types and Tenure. Slightly modified existing policies to include “rental and special needs” concepts.
- Add new sub-topic area and Section 3.4.7, **Affordable Housing** to identify sub-topic area of Affordable Housing. New policies describes the Town of Caledon’s role in assisting with the provision of Affordable housing including concepts of low to moderate income households, identification of types of affordable housing, and possible incentives such as inclusionary zoning and density bonusing to encourage affordable housing.
- Add new sub-topic area and Section 3.4.8, **Special Needs Housing** to identify sub-topic area of Special Needs Housing where it is to be located and the Town’s role in collaborating with stakeholders.
- Add new sub-topic area and Section 3.4.9, **Universal Design and Energy Efficient Housing** to identify sub-topic area of Universal Design and Energy Efficient Housing. Issues the Town’s role in exploring, evaluating and considering alternative development and universal design standards and its role in promoting energy conservation and energy efficient housing.
- Add new Section 3.4.10 cross-reference notation to Group Homes to refer to Section 5.2.3 for policies relating to Group Homes.
- Add new Section 3.4.11 cross-reference notation to Rural Estate Residential to refer to Section 5.3 for policies relating to Rural Estate Residential.
- Add new Section 3.4.12 cross-reference notation to Adult Lifestyle and Retirement Projects to refer to Section 5.10.3.22 for policies relating to Adult Lifestyle and Retirement Projects.
- Add new Section 3.4.13 cross-reference notation to Garden Suites to refer to Section 6.2.13.3 for policies relating to Garden Suites.
- Renumbered to Section 3.4.14, **Apartment-in-Houses**. Minor word changes in introduction to reflect that Apartment-in-Houses is one of the housing forms the Town permits to facilitate affordable housing.
- Add the following new terms to the Glossary in Chapter 6 of the Official Plan:
  - Affordable Ownership Housing (Source: PPS and draft ROPA 23)
- Affordable Rental Housing (Source: PPS and draft ROPA 23)
- Emergency Shelter (Source: draft ROPA 23)
- Group Home (Source: PPS)
- Low and moderate Income Households (Source: PPS and draft ROPA 23)
- Regional Housing Strategy (Source: draft ROPA 23)
- Rooming House (includes Lodging House, Boarding House) (Source: draft ROPA 23)
- Special Needs Housing (Source: PPS and draft ROPA 23)
- Single Room Occupancy (Source: draft ROPA 23)
- Supportive Housing (Source: draft ROPA 23)
- Universal Accessibility (Source: draft ROPA 23)