1. Introductory Presentation
   - Purpose & Format of Workshop
   - Conformity Requirements & PPC Work Plan
   - Identification of Preliminary Policy Directions

2. Review of Preliminary Policy Directions
   - Water Resources & Watershed Planning (Todd Salter)
   - Agriculture & Rural Policy (Todd Salter)
   - Housing (Marisa Williams)
   - Sustainability (Ohi Izirein)
   - Significant Woodlands/Wildlife Habitat (Todd Salter)
   - Greenbelt Plan Conformity (Todd Salter)
   - Transportation & Servicing (Kant Chawla & Todd Salter)
   - Growth Management & Employment Lands (Kathie Kurtz)

3. Wrap Up & Next Steps
Purpose & Format of Workshop

Purpose:
- To present preliminary policy directions emerging from the Town’s Provincial Policy Conformity Exercise to Council for discussion and input.

Format:
- Individual PPC project managers will outline the high level approach being taken and then present preliminary policy directions for each Key Topic Area.
- Discussion and input will follow each presentation.
- For Housing, Growth Management/ Employment Lands, the presentation will also include a discussion of the key Provincial and Regional policy drivers and their influences on PPC.
Conformity Requirements

- *Planning Act* requires municipalities to amend their Official Plans every 5 years to bring them into conformity with new provincial planning directions.
- Growth Plan conformity deadline June 16, 2009; Caledon has requested extension to end of 2009.
- Caledon initiated its current Official Plan review in 2007 in response to the following Provincial Drivers:
  1. The Provincial Policy Statement 2005 (PPS 2005), took 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,
PPC Work Plan

- PPC Work Plan developed through initial staff review of Provincial drivers and input from the public and Council.

- Work Plan approved by Council in September 2007 identified 8 Key Topic Areas. A new Key Topic Area dealing with Housing policies is now being recommended.

- The Work Plan also identified 5 Guiding Principles to provide overall direction and scope to the exercise.
Identification of Preliminary Policy Directions

The preliminary policy directions outlined in this presentation have been identified based on a number of considerations, including:

- The Guiding Principles, Scope of Work and Key Topic Areas established in the Council approved PPC Work Plan;
- A detailed review of the key Provincial policy drivers;
- A detailed analysis of the current Caledon Official Plan in the context of the key Provincial policy drivers and the PPC Work Plan;
- The policy directions emerging from the Peel Region Official Plan Review (PROPR) exercise, including joint studies; and,
- Input received to date from Council, the public, stakeholders, agencies and other groups.
Review of Preliminary Policy Directions

- Water Resources & Watershed Planning (Todd Salter)
  - Agriculture & Rural Policy (Todd Salter)
  - Housing (Marisa Williams)
  - Sustainability (Ohi Izirein)
  - Significant Woodlands/Wildlife Habitat (Todd Salter)
  - Greenbelt Plan Conformity (Todd Salter)
  - Transportation & Servicing (Kant Chawla)
  - Growth Management & Employment Lands (Kathie Kurtz)
POLICY APPROACH

- Undertake a joint review of existing watershed and subwatershed plans with the Region of Peel.
- Complete a “gap analysis” of existing Official Plan policies.
- Identify recommended policy revisions in the context of new Provincial policy directions, the watershed plan review and the gap analysis.

PRELIMINARY POLICY DIRECTIONS

- No preliminary policy directions developed to date;
- As noted at the June 10, 2009 PPC “Resources Bundle” Council Workshop, Town and Regional staff are recommending that this topic be separated from the PPC work plan and undertaken as a stand alone review;
- Staff to report back to Council in Fall 2009 on recommended work plan and timelines for this topic.
Questions & Comments
Review of Preliminary Policy Directions

- Water Resources & Watershed Planning (Todd Salter)
- Agriculture & Rural Policy (Todd Salter)
- Housing (Marisa Williams)
- Sustainability (Ohi Izirein)
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- Transportation & Servicing (Kant Chawla)
- Growth Management & Employment Lands (Kathie Kurtz)
POLICY APPROACH

- Current Caledon Official Plan policies (as amended by Official Plan Amendment 179) requires only limited modifications to conform to new provincial policy directions.

- No revisions required to address proposed policies contained in Draft Regional Official Plan Amendment 21.
PRELIMINARY POLICY DIRECTIONS

- Promote and protect all types, sizes and intensities of agricultural uses and normal farm practices within Prime Agricultural Areas.
- Review minimum lot size for agricultural operations (may need to be increased to 100 acres).
- Permissions for farm retirement lots, farm splits, research institutes and may need to be eliminated.
- Limitations to be included regarding re-designation opportunities in the Prime Agricultural Area.
- Housekeeping revisions to the Agricultural and Rural Area land use designations on the OP Schedules needed to reflect EPA refinements approved through OPA 206 (environmental zoning by-law exercise).
Questions & Comments
Review of Preliminary Policy Directions

- Water Resources & Watershed Planning (Todd Salter)
- Agriculture & Rural Policy (Todd Salter)
- Housing (Marisa Williams)
- Sustainability (Ohi Izirein)
- Significant Woodlands/Wildlife Habitat (Todd Salter)
- Greenbelt Plan Conformity (Todd Salter)
- Transportation & Servicing (Kant Chawla)
- Growth Management & Employment Lands (Kathie Kurtz)
SUB-TOPICS

- Diverse Housing Types, Densities and Tenure
- Housing Targets
- Alternative Development Standards/Incentives
- Affordable and Special Needs Housing
<table>
<thead>
<tr>
<th>PROVINCIAL DRIVERS</th>
<th>REGIONAL DRIVERS</th>
</tr>
</thead>
<tbody>
<tr>
<td>● Provide a diverse range of housing types and densities</td>
<td>● Diversify housing stock and densities</td>
</tr>
<tr>
<td>● Provide affordable housing for low and moderate incomes and special needs housing</td>
<td>● Develop regional targets</td>
</tr>
<tr>
<td>● Inclusion of Targets</td>
<td>● Retain existing rental housing stock</td>
</tr>
<tr>
<td>● Develop a regional Housing Strategy</td>
<td>● Provide adequate land supply</td>
</tr>
<tr>
<td>● Develop alternative development standards to encourage affordable housing development</td>
<td>● Provide affordable and special needs housing</td>
</tr>
<tr>
<td></td>
<td>● Develop regional housing strategy</td>
</tr>
<tr>
<td></td>
<td>● Develop alternative development standards</td>
</tr>
</tbody>
</table>
Diverse Housing Types, Densities and Tenure

POLICY APPROACH

- Enhance existing and develop new policies to address diverse housing types, densities and tenure and to be consistent with Provincial and Regional policy directions.

PRELIMINARY POLICY DIRECTIONS

- Promote and encourage diverse housing types, densities and tenure as a means to support sustainable, compact, equitable, and accessible housing for the current and future needs of residents.
- Review the applicability of rental demolition and rental conversion policies as a means to protect the current supply of rental tenure for Caledon.
Housing Targets

PROPOSED APPROACH

- Develop new policies to address housing targets established for tenure and affordability so as to be consistent with the Provincial Policy and Regional directives.

PRELIMINARY POLICY DIRECTIONS

- Endeavour to participate, monitor and evaluate with the Region of Peel in its development of the Regional Housing Strategy and in determining appropriate housing targets for Caledon.
- Define new housing terms including, but not limited, to affordable housing, affordable rental housing, affordable ownership housing, market rental and ownership housing, and special needs housing.
Appropriate Alternative Development Standards/Incentives

POLICY APPROACH

- Explore the use of appropriate alternative development standards and incentives to be consistent with the Provincial and Regional policy directives.

PRELIMINARY POLICY DIRECTIONS

- Explore the use of alternative development standards with the goal of increasing affordable housing supply and promote diversity of housing types, densities and tenure.
- Endeavour to consider financial incentives, bonusing and inclusionary zoning as means to encourage affordable housing.
Affordable & Special Needs Housing

POLICY APPROACH

- Create new policies to address the provision of affordable and special needs housing.
- Continue to recognize the Region of Peel’s current leadership role in the provision of special needs housing.

PRELIMINARY POLICY DIRECTIONS

- Work with the Regional and Provincial government to develop a long term approach toward encouraging creation of affordable and special needs housing.
- Endeavour to encourage Provincial and Regional efforts in providing long term affordable housing, viable financial incentives and alternative development standards.
Questions & Comments
Review of Preliminary Policy Directions

- Water Resources & Watershed Planning (Todd Salter)
- Agriculture & Rural Policy (Todd Salter)
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- Sustainability (Ohi Izirein)
- Significant Woodlands/Wildlife Habitat (Todd Salter)
- Greenbelt Plan Conformity (Todd Salter)
- Transportation & Servicing (Kant Chawla)
- Growth Management & Employment Lands (Kathie Kurtz)
SUB-TOPICS

1. Alternative & Renewable Energy System
2. Air Quality
3. Climate Change
4. Conservation of Water & Energy
5. Adaptive Environmental Management
6. Sustainable Indicators & Monitoring
7. Sustainable Development Patterns & Urban Design
PRELIMINARY POLICY DIRECTIONS

- The term Sustainability is not used in current OP but its principles are interwoven in various sections of the Caledon OP.
- Create a new OP section to discuss Sustainability to make it a more explicit policy theme as well as enhance the incorporation of Sustainability principles throughout the OP.
- Adopt and incorporate the principles of sustainability for land development related OP policies.
- Work with the Region and other stakeholders on various sustainability initiatives (e.g. healthy community).
- Add new definitions for Sustainability and the various sub-topics.
Alternative & Renewable Energy

POLICY APPROACH:
- Develop new OP policies to promote use of alternative & renewable Energy Systems.

PRELIMINARY POLICY DIRECTIONS
- Encourage & promote compact development, mixed-use development, building standards, transportation systems and urban design that significantly reduce the overall need for energy
- Promote a culture of conservation
- Promote the development of appropriate alternative and renewable energy system (such as wind, hydro, district energy)
Air Quality

POLICY APPROACH:

- Develop new policies & strengthen existing policies to address Air Quality

PRELIMINARY POLICY DIRECTIONS

- Encourage/promote built forms & transportation systems to reduce emissions
- Recognize the positive contributions of healthy natural systems to Air Quality benefits
- Manage & enhance existing natural systems to optimize Air Quality
- Work with Region to develop tools for assessing Air Quality
Climate Change

POLICY APPROACH:

- Current OP does not specifically address climate change
- Develop explicit local adaptation & mitigation policies in response to Climate Change

PRELIMINARY POLICY DIRECTIONS

- Encourage/promote built forms & transportation systems to reduce emissions (mitigation policies)
- Recognize the positive contributions of healthy natural systems.
- Work with Region to promote public infrastructure that can be adaptive to the effect of climate change
- Develop local mitigation & adaptation policies to respond to the effects of Climate Change.
Conservation of Water & Energy

POLICY APPROACH

- Current OP policies are progressive with regards to water conservation.
- Develop new explicit policies on energy conservation
- Enhance & strengthen existing policies on water conservation

PRELIMINARY POLICY DIRECTIONS

- Promote LID standards. Encourage/promote built forms that will minimize the% of impervious surface, reduce overall demand for water, improve water capture and storage.
- Recognize the positive contributions of healthy natural systems.
- Continue to work with Region & CAs to implement integrated watershed planning & practices
- Promote landscaping conducive to local climate, requires minimal irrigation
Adaptive Environmental Management

POLICY APPROACH
- Ecosystem based planning approach in current OP highlights the importance of the natural environment in Caledon.
- Enhance existing policies related to AEM
- Adopt AEM principles as guiding policies in newer SPAs
- Provide definition of AEM

PRELIMINARY POLICY DIRECTIONS
- Utilize AEM policies as an evaluation tool for measuring progress towards sustainability
- Implement AEM for major development proposals such as Mayfield West project.
Sustainable Indicators & Monitoring

POLICY APPROACH

- Current OP contains a number of polices related to monitoring but weak on identifying indictors to measure the success of policies being monitored.
- Work with Province and Region to develop indictors and incorporate monitoring policies in the OP

PRELIMINARY POLICY DIRECTIONS

- Adopt polices to assist in monitoring the effects of land use policies (e.g. sustainable indices & checklist).
- Adopt policies to determine whether sustainable principles are being achieved
- Work with Region to develop sustainable indicators to determine if land use policies are achieving sustainability principles.
Sustainable Development Patterns & Urban Design

POLICY APPROACH
- Current growth management & settlement policies are progressive
- New provincial & regional directions provide a new basis for adoption of urban design policies in local OP
- Strengthen and enhance current OP policies to develop explicit policies to achieve sustainable development pattern & urban design
- Work with Province and Region to develop indicators and incorporate monitoring policies in the OP

PRELIMINARY POLICY DIRECTIONS
- Promote innovative & sustainable development patterns to create compact communities in established nodes, making efficient use of existing transportation network, natural areas and features.
- Promote complete communities with easy access to housing, employment and recreation (walking, cycling, within a well connected trail network)
- Promote energy efficiency in the planning of communities. Orientation of development to make use of passive solar energy, use of natural vegetation
Questions & Comments
Review of Preliminary Policy Directions

- Water Resources & Watershed Planning (Todd Salter)
- Agriculture & Rural Policy (Todd Salter)
- Housing (Marisa Williams)
- Sustainability (Ohi Izirein)
- **Significant Woodlands/Wildlife Habitat (Todd Salter)**
- Greenbelt Plan Conformity (Todd Salter)
- Transportation & Servicing (Kant Chawla)
- Growth Management & Employment Lands (Kathie Kurtz)
POLICY APPROACH

- Undertake technical study jointly with the Region of Peel to review current best practices, guidance documents, legislation, policies, and scientific research and recommend science-based criteria for defining and identifying significant woodlands and significant wildlife habitat;
- Consider the outcomes of PROPR and directions to area municipal Official Plans;
- Review the Caledon Official Plan to determine the need for revisions to address the findings and recommendations of the technical study, Provincial policies and PROPR.
Significant Woodlands

**PRELIMINARY POLICY DIRECTIONS**

- Current Caledon Official Plan policies regarding woodlands are quite progressive:
  - “significant” woodlands are identified as “Woodland Core Areas” and protected through the Environmental Policy Area (EPA) designation;
  - “Other Woodlands” are subject to performance measures which promote sound forest management practices and only allow development that will not result in negative impacts;
- Current criteria for defining Woodland Core Areas and Other Woodlands should be revised to respond to the technical study;
- Revisions to the OP Schedules may or may not be necessary: could rely on more detailed studies to refine mapping in future.
Significant Wildlife Habitat

PRELIMINARY POLICY DIRECTIONS

- Current Official Plan does not include polices regarding “Significant Wildlife Habitat”, as required by the PPS and Greenbelt Plan, except within the Oak Ridges Moraine Conservation Plan Area (as established through OPA 186);
- Inclusion of SWH policies and criteria into OP is necessary;
- Criteria for defining SWH should be based on the technical study;
- Inclusion of SWH into EPA and establishing related performance measures would be consistent with OPA 186 approach);
- Mapping and designating SWH on the OP Schedules not recommended; rely on more detailed studies.
PRELIMINARY POLICY DIRECTIONS (general)

- Work with the Region through PROPR to establish Region-wide policies and programs to:
  - Facilitate and encourage private land stewardship;
  - Investigate incentives and other tools to recognize the value of ecological goods and services.
Questions & Comments
Review of Preliminary Policy Directions

- Water Resources & Watershed Planning (Todd Salter)
- Agriculture & Rural Policy (Todd Salter)
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POLICY APPROACH

- Adopt approach similar to Oak Ridges Moraine Conservation Plan conformity amendment: incorporate Greenbelt specific policies in one main section in the OP; revise other sections as necessary;

- Current Official Plan largely meets the intent of the Greenbelt Plan: managing growth and limiting urban expansions; promoting agriculture and compatible rural economic development; protecting and stewarding natural features and ecosystems; and wise use and management of natural resources;

- Include Schedule in Official Plan identifying the Greenbelt Plan Area, the Protected Countryside designation and the Natural Heritage System (NHS).
PRELIMINARY POLICY DIRECTIONS

- Natural System Policies:
  - Include Natural Heritage System specific policies that are not addressed in the current Official Plan, including the prescribed vegetation protection zones (setbacks from features);
  - Not proposing to refine the Natural Heritage System mapping;
  - Include Key Natural Heritage Features and Key Hydrologic Features within current EPA designation; not proposing to revise current EPA mapping – rely on EPA as refined through the Environmental Zoning By-law exercise;
PRELIMINARY POLICY DIRECTIONS

- Agriculture: existing policies largely conform; may only be allowed to permit temporary second dwellings for farm help;

- Rural: existing policies largely conform; consistency of Rural Economic Development (RED) zone policies to be confirmed;

- Non-renewable Resources: current aggregate resource management policies (as established through OPA 161) deemed to conform in accordance with Section 4.3.2.9 of the Greenbelt Plan; new policies may be considered to address rehabilitation directions;
PRELIMINARY POLICY DIRECTIONS

- **Recreation:**
  - current OP approach to Intensive and Non-intensive Recreational uses generally consistent; new policies may be needed to address specific directions (e.g. vegetation enhancement and water conservation plans);
  - Incorporate Town’s interpretation that major recreation uses, including related structures, may be considered within the vegetation protection zones, subject to a “no negative impact” test and appropriate set backs established on a site-specific basis;

- **Infrastructure:** Greenbelt-specific infrastructure policies will need to be incorporated, e.g. minimizing encroachments into the NHS; limitations on Great Lake based services; partial servicing; stormwater management.
PRELIMINARY POLICY DIRECTIONS

- Settlement Areas: specific policies will need to be incorporated, e.g. allowing modest, compatible growth; settlement boundary expansions (criteria, timing, restrictions);

- Lot Creation: specific restrictions to be incorporated regarding Key Natural Heritage Features and Key Hydrologic Features and associated Vegetation Protection Zones;

- Miscellaneous: Need to review Section 3.1.4.16 (the so-called “Beacon Hall” Exemption) with respect to Greenbelt conformity.
Questions & Comments
Review of Preliminary Policy Directions

- Water Resources & Watershed Planning (Todd Salter)
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SUB-TOPICS

1. Highways & Road Network
2. Public Transit System
3. Transportation System and Demand Management (TSM/TDM) measures
4. Trucking and Goods Movement
5. Airport
6. Parking Management
7. Cycling and Pedestrian facilities
8. Schedules

• Broad monitoring and implementation policies will also be included
POLICY APPROACH

- Include preamble and objectives to highlight “multi-modal transportation system” approach consisting of all aspects
- Continue to embrace/amend existing OP policies and incorporate new policies as appropriate
- Refinements to current OP policies to reflect appropriate “integration with land use planning”
- Planned transportation system should play a major role in shaping form, character and growth of the town
- Coordinated/collaborative approach to work with the Province, Region, area municipalities and affected jurisdictions
- Appropriate consideration to environmental factors and aesthetic quality in design and construction
Highways & Road Network

PRELIMINARY POLICY DIRECTIONS

- Continue to advocate extension of Highway 427 transportation corridor (Major Mackenzie Drive & Beyond)
- Expedite GTA West Transportation Corridor Study and undertake appropriate measures to protect the corridor
- Integration of GTA West Corridor with linkages through Highway 427, 410 and the proposed N-S Corridor
- Strategic Infrastructure Study Area
- Participate in joint transportation planning studies/initiatives
- Enhance & Strengthen existing policies dealing with hierarchy, functionality, rights of way widths, road planning, traffic circulation which enhance the overall efficiency of the road network
Public Transit System

PRELIMINARY POLICY DIRECTIONS

- Define future role of Hurontario Corridor
- Expanded role of Region to address Caledon transit needs
- Explore partnership/collaboration for provision of transit to Mayfield West/Bolton community
- Explore possibility for potential Orangeville Rail line to satisfy transportation demand
- Expanded GO Bus Service
- GO Rail service to Bolton
- Identification and protecting site for locating GO Station
- Role of Accessible Transportation Services for persons with disability
Transportation Demand and System Management

PRELIMINARY POLICY DIRECTIONS

- Work with the Region and other jurisdictions on TDM initiatives (Carpool, Emergency Ride home, Cycling, Walking etc.)
- Continue to support Brampton-Caledon Smart Commute initiatives
- TSM measures which optimize the existing transportation infrastructure
Trucking & Goods Movement

PRELIMINARY POLICY DIRECTIONS

- Work with Region/Metrolinx/Province and other jurisdictions to formulate goods movement strategic network (address Caledon’s concerns of through traffic)
- Encourage goods movement through Rail Corridors
- Supportive land use for efficient movement of goods
- Work with appropriate jurisdictions for acquisition of comprehensive freight data
Airports

PRELIMINARY POLICY DIRECTIONS

- Enhanced recognition for role and function of Brampton Flying Club Airport
- Policies to address the compatibility of adjacent land uses
- Incorporate policy direction to study the role & function including economic development potential
Parking Management

PRELIMINARY POLICY DIRECTIONS

- Support carpool lots at strategic locations to integrate with GO Transit and major Highway interchanges

- Work with the Region and other jurisdictions for devising Carpool Lot Strategy
Cycling and Pedestrian Facilities

PRELIMINARY POLICY DIRECTIONS

- Review and Strengthen existing OP Policies
- Encourage use of cycling and walking to develop network
- Network to serve utilitarian and recreational needs
- Improve accessibility and efficiency of transportation system
- Participate in Regional Initiatives towards active transportation
Schedules

PRELIMINARY POLICY DIRECTIONS

- Region has advised that Schedules will form a separate amendment to be released in early 2010.
- Town staff is examining if textual policies and schedules can form the part of LOPA or Town needs to adopt the similar approach as Region.
Servicing

POLICY APPROACH

- Consider the implications of growth allocations and density/intensification targets on water and wastewater servicing, “soft” services such as parks, and private service providers such as telecommunications and hydro.

PRELIMINARY POLICY DIRECTIONS

- Water and wastewater servicing implications being reviewed by the Region as part of PROPR;
- Other Town initiatives addressing implications of population forecasts on Town provided “soft” services (e.g. Parks and Recreation Master Plan, Fire Master Plan, DC By-law Updates);
- Town working with Region to address strategic utility needs.
Questions & Comments
Review of Preliminary Policy Directions

- Water Resources & Watershed Planning (Todd Salter)
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- Transportation & Servicing (Kant Chawla)
- Growth Management & Employment Lands (Kathie Kurtz)
SUB-TOPICS: Growth Management

- Population and Employment Forecasts
- Intensification and the Growth Plan Intensification Target
- Greenfield Density Target
- Settlement Expansions
- Settlement Study Areas
- Strategic Infrastructure Study Area
- Community Form, Complete Communities
- Employment Lands
SUB-TOPICS: Employment Land

Employment Land Sub-topics:
- Employment Land Supply
- Employment Land Protection
- Location of Office, High Density Employment
- Uses in Employment Areas
- Employment Lands and Transportation Facilities
Population & Employment Forecasts

**PROVINCIAL DRIVERS**

Provincial Growth Plan

1. Schedule 3 population and employment forecasts for the Region of Peel for 2011, 2021 and 2031

2. Upper tiers must allocate forecasts to lower tiers

3. Schedule 3 forecasts to be reviewed every five years

**REGIONAL DRIVERS**

(through ROPA 24)

1. Allocation of Provincial population and employment forecasts to area municipalities so that provincial forecasts and targets are met

2. ROPA 24 includes housing unit forecasts but does not require them in area municipal Official Plans

3. Infrastructure planning studies can use forecasts beyond 2031
## Population & Employment Forecasts

<table>
<thead>
<tr>
<th>Municipality</th>
<th>Population**</th>
<th>Employment</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>2011</td>
<td>2021</td>
</tr>
<tr>
<td>Brampton</td>
<td>510,000</td>
<td>646,000</td>
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<tr>
<td>Caledon</td>
<td>75,000</td>
<td>88,000</td>
</tr>
<tr>
<td>Mississauga</td>
<td>738,000</td>
<td>775,000</td>
</tr>
<tr>
<td>Total</td>
<td>1,323,000</td>
<td>1,509,000</td>
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<tr>
<td>Peel Growth Plan Target</td>
<td>1,320,000</td>
<td>1,490,000</td>
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<tr>
<td>Difference</td>
<td>3,000</td>
<td>19,000</td>
</tr>
</tbody>
</table>

- All numbers have been rounded to the nearest 1000.
- Population figures include 4.2% 2001 Census undercounts.
The total of the area municipal forecasts exceeds Provincial forecasts.

The Region is proposing to resolve this in two ways:

- Proportionally reducing the area municipal forecasts
- Regional forecasts exceed the Provincial forecasts by 5,000

### Table 3: Population, Household and Employment Forecasts for Peel

<table>
<thead>
<tr>
<th>Municipality</th>
<th>2011</th>
<th></th>
<th>2021</th>
<th></th>
<th>2031</th>
<th></th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Population²</td>
<td>Households</td>
<td>Employment</td>
<td>Population²</td>
<td>Households</td>
<td>Employment</td>
</tr>
<tr>
<td>Brampton</td>
<td>510,000</td>
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<td>182,000</td>
<td>638,000</td>
<td>185,000</td>
<td>274,000</td>
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<tr>
<td>Caledon</td>
<td>75,000</td>
<td>22,000</td>
<td>28,000</td>
<td>87,000</td>
<td>28,000</td>
<td>38,000</td>
</tr>
<tr>
<td>Mississauga</td>
<td>738,000</td>
<td>233,000</td>
<td>455,000</td>
<td>770,000</td>
<td>255,000</td>
<td>500,000</td>
</tr>
<tr>
<td>Total Peel</td>
<td>1,323,000</td>
<td>398,000</td>
<td>665,000</td>
<td>1,495,000</td>
<td>468,000</td>
<td>812,000</td>
</tr>
</tbody>
</table>

Notes:

1. The Province is reviewing the forecasts included in Schedule 3 of the Growth Plan. As soon as this schedule is amended, Table 3 will also need to be amended.
2. Population figures include the 2001 Census undercount of 4.2%
Population & Employment Forecasts

PRELIMINARY POLICY DIRECTIONS

- OPA 203 will have to be adjusted to conform with the Region’s forecasts, resulting in changes to the town-wide forecasts and allocations to communities.
- Update the policies in Chapter 4 to incorporate the 2031 planning horizon
- Refer to Provincial Growth Plan and resulting Regional allocations as the basis for the Town-wide forecasts.
Intensification

PROVINCIAL DRIVERS

Provincial Growth Plan

1. Province has identified the built boundary representing the built-up area as of June 2006
2. Intensification target of minimum 40% of residential development in the Region to occur within the built boundary by 2015 and each year thereafter
3. All municipalities will develop an intensification strategy and policies that:
   ● Encourage, facilitate and promote intensification
   ● Identify intensification areas, density targets and the type and scale of development within them
   ● Incorporate the built boundary

REGIONAL DRIVERS (through ROPA 24)

1. Figure 16 shows the built boundary
2. Requires 40% of residential development across the Region to occur through intensification by 2015
3. Requires 50% of residential development across the Region to occur through intensification between 2026 and 2031
4. Directs Caledon to include policies for the Rural Service Centres that address the Regional Greenfield density and intensification targets
5. Directs area municipalities to identify intensification areas and appropriate type and scale of development in them
6. Will consider settlement expansion only if it supports achieving the minimum intensification targets
Intensification

Region of Peel
Built Boundary
Intensification

PRELIMINARY POLICY DIRECTIONS

- The total population forecasts for Caledon in ROPA 24 Table 3 meet the intensification targets. Need to ensure that sufficient population is allocated to the built-up area in Caledon to accommodate intensification requirements.
- The current OP does not specifically encourage intensification. The general policies for Settlements indicate conditions for permitting intensification and some existing designations and policies in Bolton anticipate intensification, particularly in the Core and South Hill Commercial area.
- Need for general policies that recognize and address the Growth Plan and ROP requirements for intensification.
- Develop and Intensification Strategy and policies that will:
  - Include policies to encourage, facilitate and promote intensification.
  - Identify intensification areas and associated policies.
  - Identify the appropriate type and scale of development in intensification areas.
  - Identify density targets in intensification areas.
  - Identify the built boundary.
Greenfield Density Target

**PROVINCIAL DRIVERS**

Provincial Growth Plan

1. Greenfield density target of minimum 50 persons and jobs per hectare applied across the Region
2. Municipalities will develop policies and strategies to meet density and intensification targets
3. Region to identify density target for designated greenfield areas

**REGIONAL DRIVERS**

(through ROPA 24)

1. Plan to achieve and require the area municipalities to plan to achieve a minimum greenfield density target of 50 persons and jobs combined per hectare by 2031
2. Direct the Town of Caledon to include policies for the Rural Service Centres addressing the Regional Greenfield density and intensification targets
3. Not support the expansion of a Rural Service Centre unless it plans to achieve the density target
4. Encourage employment land densities such that 50 residents and jobs combined per hectare is achieved
Greenfield Density Target

PRELIMINARY POLICY DIRECTIONS

- This is a Regional target and will have to monitored and achieved on a Regional basis.
- Need for new general OP policies introducing the Growth Plan and Regional density target and policies to ensure that the minimum density target can be achieved by 2031.
- Need to introduce mechanisms and strategies for ensuring that, overall, the Greenfield areas meet the density target.
- Need to demonstrate that settlement expansions will contribute to the achievement of the minimum density target by 2031.
- Achievement of the target will require planning for higher density in Greenfield areas.
- Develop new policies to require minimum densities in new Greenfield areas.
- Identify higher density areas within Greenfield areas.
Settlement Expansions

**PROVINCIAL DRIVERS**

Provincial Growth Plan

1. Settlement expansions only permitted through a municipal comprehensive review and only if certain conditions are met:
   - Sufficient opportunities to accommodate the growth allocation are not available through intensification and in designated greenfield areas
   - The timing and phasing of development will not adversely effect the achievement of the intensification target and the Greenfield density target
   - Land is sufficient for a time horizon not exceeding 20 years
   - No reasonable alternatives to prime agricultural land
2. Establishment of new settlement areas is prohibited

**REGIONAL DRIVERS**

(through ROPA 24)

1. 2031 boundaries for the Rural Service Centres will be determined by Caledon and designated in the ROP through a ROPA on the basis of a Regional Municipal Comprehensive Review
2. Not support the expansion of a Rural Service Centre unless it plans to achieve the Greenfield density target
3. Prohibits the establishment of new settlement areas
Settlement Expansions
PRELIMINARY POLICY DIRECTIONS

1. New policies setting out additional conditions for a settlement expansion including:
   - requirements for a municipal comprehensive review
   - the need to demonstrate that opportunities to accommodate the allocated growth through intensification or in the designated Greenfield area are not sufficient.
   - the need for settlement boundary expansions not to compromise the achievement of the intensification and Greenfield density targets.

2. Policies requiring an analysis of the ability to accommodate growth through intensification or in the designated Greenfield Area and an analysis demonstrating that the proposed expansion will not adversely affect the achievement of the intensification and density targets.
Settlement Study Areas

REGIONAL DRIVERS (through ROPA 24)

1. Mayfield West, Bolton and Tullamore Study Areas shown on Schedule D

2. Settlement Study Areas delineate the general area where long term population and employment growth will be directed based on the Regional allocations

3. Future settlement expansions within the Study Areas require a ROPA and consideration of the Strategic Infrastructure Study Area

4. Consider reviewing the function of Tullamore within the Regional structure

5. Require the Town of Caledon to identify the Study Areas in its OP
Settlement Study Areas

PRELIMINARY POLICY DIRECTIONS

1. Current OP identifies a Study Area only for Mayfield West. Identify Study Areas for Bolton and Tullamore.

2. Policies indicating that long term population and employment growth will be directed to the three Study Areas

3. Indicate that the function of Tullamore will be reviewed and outline a process for doing so.

4. Outline the requirements for settlement expansions within the Study Areas including a municipal comprehensive review
Strategic Infrastructure Study Area (SISA)

PROVINCIAL DRIVERS
Provincial Growth Plan

1. Schedule 2 shows a conceptual “Future Transportation Corridor” and an Environmental Assessment is underway for the GTA-West corridor. Schedule D: Detail of SISA
2. Ensure that transportation corridors are identified and protected

REGIONAL DRIVERS (through ROPA 24)

1. Schedule D shows conceptual SISA
2. Region to work with Province, area municipalities and adjacent regions to further define the location of the SISA and implement tools, policies and other measures to protect lands within the SISA from land uses that would predetermine or preclude the outcomes of the GTA-West Corridor EA
3. Direct the area municipalities to review and revise Official Plans to restrict, as appropriate, land uses within the SISA that would predetermine or preclude the outcomes of the GTA-West Corridor EA
4. Only consider approving ROPAs and direct area municipalities to only consider approving development applications within the SISA if a satisfactory assessment has determined that the application would not predetermine or preclude the outcomes of the GTA-West Corridor EA
5. Land uses currently permitted in the Prime Agricultural Area of the Rural System will continue to be permitted
Strategic Infrastructure Study Area (SISA)

PRELIMINARY POLICY DIRECTIONS

1. Identify the conceptual SISA on the Official Plan Schedules

2. Introduce policies indicating that the SISA is conceptual and will be more precisely defined based on the outcome of the GTA-West EA

3. Work with the Province and Region to further define the location of the conceptual SISA and implement measures to protect lands within the conceptual SISA

4. Only consider approving land uses within the SISA that would not predetermine or preclude the outcome of the GTA-West EA

5. Indicate that land uses permitted within the Prime Agricultural Area will continue to be permitted
Community Form & Complete Communities

PROVINCIAL DRIVERS
Provincial Growth Plan

1. Population and employment growth will be accommodated by: building compact, transit supportive communities in designated Greenfield areas, reducing dependence on the automobile through the development of mixed use, transit supportive, pedestrian friendly urban environments encouraging cities and towns to develop as complete communities with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space and easy access to local stores and services

2. In planning employment lands, municipalities will facilitate transit-supportive, compact built form and minimize surface parking

REGIONAL DRIVERS (through ROPA 24)

1. Rural System is a community of communities and should be viewed holistically as a planning entity when considering the complete communities policies

2. Encourage area municipalities to incorporate policies to develop complete communities: diverse mix of land uses, range and mix of employment and housing types, high quality public open space, easy access to retail and services

3. Develop compact, transit-supportive communities in designated Greenfield Areas

4. Develop Greenfields as complete communities

5. Prepare jointly with area municipalities an assessment tool for evaluating public health impacts as part of the development approval process

6. Work jointly with area municipalities to raise awareness of public health issues related to planning
Community Form & Complete Communities

PRELIMINARY POLICY DIRECTIONS

1. Tri-nodal strategy in the OP is based on developing Caledon as a whole as a complete community.

2. Directions regarding compact, transit-supportive communities to be added to Goals, Principles and Strategic Directions and Settlements policies.

3. Incorporate policies to develop complete communities: diverse mix of land uses, range and mix of employment and housing types, high quality public open space, easy access to retail and services.
Employment Land Supply

**PROVINCIAL DRIVERS**
Provincial Growth Plan

1. Ensure that sufficient land is available for a variety of employment uses to accommodate forecasted growth to support the GGH’s competitiveness.

2. Planning for, protecting and preserving employment areas for current and future uses

**REGIONAL DRIVERS** (through ROPA 24)

1. Objective to provide sufficient employment land to support regional economy, further area municipal economic development goals and contribute to complete communities

2. Direct area municipalities to designate an adequate supply of employment land to achieve the employment forecasts on Table 3

3. Require area municipalities to include a range of employment designations in OPs to accommodate a variety of employment uses

4. Add a Figure 15 indicating employment land needs and use the employment forecasts and land needs as part of a baseline for employment land use planning

5. Direct Caledon to address 2031 employment land needs within the three Settlement Study Areas
Employment Land Supply
PRELIMINARY POLICY DIRECTIONS

1. The Town does not have sufficient employment land for 2031 needs. Town’s employment land needs on Figure 15 of the ROP differ somewhat from the Town’s Employment Land Needs Study.

2. Objectives to provide employment land to meet forecasts and provide a diversity of employment land

3. Objectives to ensure that employment land densities contribute to the achievement of the Greenfield density target

4. Adjustments to land needs calculation and distribution among the three Settlement Study Areas
Employment Land Protection
PROVINCIAL DRIVERS
Provincial Growth Plan

1. Employment growth will be accommodated by: planning for, protecting and preserving employment areas for current and future uses.

2. Conversion of employment lands will only occur through a municipal comprehensive review where: there is a need for the conversion and the lands will not be needed for employment purposes.

3. Major retail is considered a non-employment use.

REGIONAL DRIVERS (through ROPA 24)

1. Objective to protect employment land.

2. Direct area municipalities to include policies in OPs that discourage conversion of employment land and only permit conversion where the conditions (in the Growth Plan) are met.
Employment Land Protection

PRELIMINARY POLICY DIRECTIONS

1. Objectives to protect employment land.

2. Requirements for conversion including a municipal comprehensive review, demonstration of need and that the land is not needed for employment purposes.
Location of Office, High Density Employment

PROVINCIAL DRIVERS
Provincial Growth Plan

1. Major office and major institutional should be in Urban Growth Centres, major transit station areas or areas with existing frequent transit service, or existing or planned higher order transit service.

2. Definition of Major Office: >10,000 square metres or >500 jobs

REGIONAL DRIVERS (through ROPA 24)

1. Objective of concentrating higher density employment uses in appropriate locations such as Urban Growth Centres, mobility hubs, nodes and corridors and other areas served by transit.

2. Encourage offices to locate in areas listed in 1.
Location of Office, High Density Employment

PRELIMINARY POLICY DIRECTIONS

1. Business/Office Parks are currently encouraged in Prestige Industrial areas, in areas with exposure to major highways, at intersection of major roads/highways and at gateways into the Town.

2. Large scale office permitted in the Bolton Highway 50 Commercial Area.

3. Identify nodes and corridors appropriate for office and high density employment in planning Greenfield areas in settlements.

4. Direct large scale office development to areas served by transit.
Uses in Employment Areas

PROVINCIAL DRIVERS
Provincial Growth Plan

Employment Area Definition: Areas designated in an official plan for clusters of business and economic activities including but not limited to manufacturing, warehousing, offices and associated retail and ancillary facilities

REGIONAL DRIVERS (through ROPA 24)

1. Major retail uses are prohibited on employment land.

2. Support area municipalities in discouraging retail uses on employment land except those serving the employment area or accessory to an employment use
Uses in Employment Areas

PRELIMINARY POLICY DIRECTIONS

1. Current OP policies regarding uses in Employment Areas are in conformity with the Growth Plan & Regional OP.

2. More explicitly prohibit major retail in Employment Areas.
Employment Lands & Transportation Facilities

**PROVINCIAL DRIVERS**
Provincial Growth Plan

1. Municipalities will plan for land uses adjacent to or in the vicinity of transportation facilities that are compatible with & supportive of goods movement.

2. Municipalities are encouraged to designate & preserve lands in the vicinity of major highway interchanges, ports, rail yards and airports for manufacturing, warehousing & associated retail, office and ancillary facilities, where appropriate.

**REGIONAL DRIVERS** (through ROPA 24)

1. Protect and support employment lands next to 400 series highways and within Strategic Infrastructure Study Areas

2. Encourage the study and protection of a GTA West Strategic Infrastructure Study Area for potential infrastructure and employment lands needs in consultation with the Province, area municipalities and other applicable regions and municipalities.
Employment Lands & Transportation Facilities

PRELIMINARY POLICY DIRECTIONS

1. Identify the conceptual Strategic Infrastructure Study Area (SISA) and introduce policies regarding the study of the SISA for potential employment land needs.

2. Protect the SISA for infrastructure and employment uses where appropriate.

3. Review employment land needs and ability to fulfill the needs in proximity to the SISA
Questions & Comments
PPC WORKSHOP #1 JULY 6, 2009
Wrap Up and Next Steps
(Todd Salter, Manager of Policy)

- Review comments from Workshop # 1 over next several weeks and develop preliminary draft PPC conformity amendment(s).

- August 4, 2009: PPC Council Workshop # 2 - preliminary draft PPC Local Official Plan Amendments (LOPA’s) to be presented for review and comments.

- September 1, 2009: Draft PPC LOPA’s submitted to Council for receipt and release to the public for formal consultation purposes.

- Subject to Council authorization, commence formal public consultation on draft PPC LOPA’s:
  - September 29, 2009 (Statutory Open House)
  - October 21, 2009 (Statutory Public Meeting)

- December 8, 2009: target date for adoption of LOPA’s.