

TOWN OF CALEDON
PLANNING
RECEIVED
Feb 20, 2025

THE CONSTITUTIONAL STATEMENT

PART A - THE PREAMBLE – does not constitute part of this Amendment.

PART B - THE AMENDMENT – consisting of amendments to the Text and Schedules of the Official Plan for the Town of Caledon constitutes Amendment No. XXX to the Official Plan for the Town of Caledon.

DRAFT

AMENDMENT NO. XX

TO THE OFFICIAL PLAN OF THE TOWN OF CALEDON

PART A - THE PREAMBLE

Purpose of the Amendment:

The purpose of Official Plan Amendment No. XX is to amend the maps of the Town of Caledon Official Plan to expand the Bolton Rural Service Centre boundary to add the Bolton North Hill Secondary Plan Area and replace the 'Prime Agricultural Area' designation within this area and provide the policy framework and land use designations within the Bolton North Hill Secondary Plan to guide development of lands.

Location:

The lands subject to this Amendment, known as the Bolton North Hill Secondary Plan ("BNHSP"), are generally located north of Columbia Way on both the east and west sides of Highway 50 and extends west along Emil Kolb Parkway beyond Duffy's Lane north of Emil Kolb Parkway and east beyond Mount Hope Road as identified on Schedule C-9. The BNHSP comprises an area of approximately 167 hectares (412 acres).

Basis

Region of Peel Council passed By-law 20-2022 to adopt a new Peel Official Plan on April 28, 2022. The new Peel Official Plan (Schedule E-3) incorporates the BNHSP lands as "Designated Greenfield Area" subject to more detailed land use policies and designations in the Town of Caledon Official Plan. This Amendment brings the local designations of the subject lands into conformity with the Peel Official Plan and establishes land use policies and mapping to govern the future development in the lands in a manner that conforms with the goal, objectives and general policies of the Town of Caledon Official Plan.

Statutory Public Meetings were convened for the Bolton North Hill Secondary Plan on [INSERT DATES]

PART B - THE AMENDMENT

This part of the document, entitled "Part B - The Amendment", and consisting of the following Text, Tables, Figures and Schedules constitutes Amendment No. XX to the Official Plan of the Town of Caledon.

Details of the Amendment

The Town of Caledon Official Plan is amended as follows and in accordance with the boundaries shown on Schedule A to this Amendment:

1. Schedule 'A', Town of Caledon Land Use Plan of the Town of Caledon Official Plan is amended to revise the boundary of the Bolton Rural Service Centre to include the limits of the Bolton North Hill Secondary Plan as shown on "C-9" attached hereto.
2. Schedule 'A1', Town of Caledon Town Structure of the Town of Caledon Official Plan is amended to revise the boundary of the Bolton Rural Service Centre to include the limits of the Bolton North Hill Secondary Plan, as shown on Schedule "C-9" attached hereto.
3. Schedule 'C' Bolton Land Use Plan is amended for the Bolton North Hill Secondary Plan area to revise the boundary of the Bolton Rural Service Centre and replace the "Prime Agricultural Area" designation with a reference to "Refer to Schedule C-9 Bolton North Hill Secondary Plan Land Use Plan, as shown on Schedule "C" attached hereto.
4. The Town of Caledon Official Plan is amended to add Section 7.16 (including Schedules C-9 Land Use Plan, being the Bolton North Hill Secondary Plan.

BOLTON NORTH HILL SECONDARY PLAN

**Bolton Urban Area
Town of Caledon (Bolton), Ontario**

DRAFT

BOLTON NORTH HILL SECONDARY PLAN

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7.17.1 INTRODUCTION

The Bolton North Hill Secondary Plan (“BNHSP”) has been designed to be integrated into the Bolton Rural Service Centre through a cohesive public road network, a mix and range of housing types, commercial retail uses for everyday resident needs and new community infrastructure inclusive of parks and schools; all of which will assist in establishing a complete community. This Plan includes a vision and guiding principles, and policies on the Secondary Plan Area’s approach with respect to sustainability and climate resiliency, land use and urban structure, built form, public realm, heritage, mobility, and the supporting infrastructure, both hard and soft, to support the development of complete communities.

The BNHSP has been thoughtfully designed through extensive discussions with various consultants, Town Staff and stakeholders to achieve an appropriate land use development scheme that protects natural heritage features while advancing Town planning objectives related to growth, housing, sustainability and infrastructure capacity. The intent of this Secondary Plan is to align with the Future Caledon, the Town’s recently adopted Official Plan which directs growth for the next 30 years until 2051.

The Town will use this Secondary Plan to inform their decisions on development proposals within the Secondary Plan area as shown on Schedule C-9. Town Staff will also use this document to collaborate with the key stakeholders, the public and land developers to achieve the desired vision as described in this Secondary Plan.

Finally, this Secondary Plan will be used to guide the implementation of its specific goals and guiding principles as well as the vision and guiding principles of *Future Caledon*. The Secondary Plan recognizes that the lands are now zoned for residential and mixed use development, as well as environmental protection, with a holding symbol that requires the approval of the Secondary Plan. This Secondary Plan will assist Town staff in reviewing and implementing future draft plan of subdivision and site plan applications in accordance with the existing zoning and the policies herein.

7.17.2 LOCATION

The Bolton North Hill Secondary Plan (“BNHSP”) will govern the development and redevelopment of lands in the Bolton North Hill Secondary Plan Area as shown on Schedule A - Bolton North Hill Secondary Plan – Land Use Plan (the “Secondary Plan” or “Plan Area”).

As identified on Schedule C-9, the lands subject to this Amendment are generally located north of Columbia Way on both the east and west sides of Highway 50 and extends west along Emil Kolb Parkway beyond Duffy’s Lane north of Emil Kolb Parkway and east beyond Mount Hope Road 9. The BNHSP comprises an area of approximately 167 hectares (412 acres).

7.17.3 GOALS AND OBJECTIVES

7.17.3.1 Goals

The Bolton North Hill Secondary Plan will establish a new complete community at the north extent of Bolton's existing urban boundary and settlement area. The BNHSP will create a centralized mixed use node that is consistent with the Town of Caledon's vision for a *Neighbourhood Centre* at the intersection of Emil Kolb Parkway and Highway 50.

The BNHSP will establish permissions for a variety of built forms within this node and along the Highway 50 corridor, while accommodating a mix of other low-rise homes to the east and west. The Secondary Plan provides for an equitable distribution of community amenities including schools and parks, and will offer a range of housing options, commercial retail opportunities and a high-quality public realm. The policies of this Plan will align with the sustainable development objectives of the Town of Caledon and promote the protection and stewardship of the natural environment.

7.17.3.2 Objectives

Development within the Secondary Plan will implement the following objectives to achieve the overall vision and goals as follows:

- a) Implement best practices to minimize potential impacts on natural environment features within and adjacent to the Secondary Plan Area to ensure the health and longevity of these eco-systems;
- b) Protect significant natural heritage features and make best efforts to enhance these elements with strategically placed open spaces and park spaces that accommodate innovative programming;
- c) Promote sustainability features throughout residential development, where possible, to minimize energy and water consumption;
- d) Provide a high-quality built form with a character that aligns with the vision and identity of Bolton and the Town of Caledon;
- e) Promote development that is pedestrian scaled, walkable and interconnected.
- f) Provide a variety of housing types and tenures that cater to families and individuals at all stages of life;
- g) Establish an equitable distribution of community services such as parks and schools to support future residents;

- h) Provide a mix of commercial, retail and institutional uses to support future residents and their everyday needs.

7.17.4 GROWTH MANAGEMENT STRATEGY

7.17.4.1 Minimum Population and Employment Targets for Bolton North Hill

7.17.4.1.1 The growth management strategy for the Plan Area is outlined in the following sections. It has been configured to ensure that the development of the BNHSP Area occurs in an efficient and cost-effective manner.

7.17.4.1.2 To ensure conformity with the Town’s growth management objectives, the Plan Area has been developed to contribute towards overall population and employment targets illustrated in Table 7.16 of the Caledon Official Plan. Development shall occur in a manner consistent with these minimum targets and may exceed the minimum 67.5 residents and jobs combined per hectare.

Table 7.16 – Bolton North Hill Projected Population and Jobs

Population	14,780
Jobs	410 jobs
Combined Total	15,190
Land Area Hectares	167 ha
Combined Jobs/Person per Hectare	90

**All projections are considered approximate.*

7.17.4.1.3 The total number of residential homes permitted in the Secondary Plan Area is projected to achieve a planned population of approximately 14,780 residents.

7.17.4.1.4 The Town will seek to achieve the population and employment targets identified 7.17.4 of this Secondary Plan through the approval of future Draft Plans of Subdivision.

7.17.4.1.5 The Town will ensure compliance with the minimum population and employment targets for the Plan Area through the approval of Community-wide Development Staging and Sequencing Plans, as described below.

7.17.4.1.6 Development in the Secondary Plan area shall be informed by the planning and design vision, goals and recommendations of the plans/studies that have been prepared in consultation with the Town.

These plans and studies will include:

- A Scoped Subwatershed Study;
- A Natural Heritage Study Report
- A Functional Servicing and Stormwater Management Report;

- A Transportation Assessment; and
- Cost Sharing Agreements

Together, these plans/studies provide important direction with respect to the preparation and review of development applications in the Secondary Plan.

7.17.4.2 Community-Wide Design Staging and Sequencing Plan (DSSP)

7.17.4.2.1 The Community-Wide DSSP will be prepared in a manner consistent with the planning and design vision, goals, objectives and recommendations for the Plan Area.

7.17.4.2.2 Prior to Final Draft Plan approval, a DSSP shall be prepared in a manner that is consistent with the planning and design vision, goals, objectives and recommendations for the Secondary Plan Area and the plans/studies identified in Section 7.17.4.1.6 above.

7.17.4.2.3 Applicants shall prepare and update the Community-Wide Development Staging and Sequencing Plan for submission with plans of subdivision, to the satisfaction of the Town Chief Planner. The phasing plan shall establish phases of development of the lands and shall provide for the staging of construction of public infrastructure and services in relation to phases of development. The phasing plan shall take into account the responsibility for construction of the public infrastructure and services and shall be considered by the Municipality in enacting amendments to the Zoning By-law and in recommending plans of subdivision for approval

7.17.4.2.4 A DSSP shall be submitted which describes the staging and sequencing of the following components required for development to occur in the Plan Area in an orderly, timely and cost-effective manner:

- a) Infrastructure (e.g. roads, intersections, servicing infrastructure, stormwater management facilities and public utilities);
- b) Arrangements for vehicular connections and access during construction along roads including Highway 50, Emil Kolb Parkway, Columbia Way and Duffy's Lane as required;
- c) Public transit service (e.g. potential transit routing and location of stops);
- d) Schools; and,
- e) Community facilities (e.g. public parks, pathways and trail networks);
- f) Natural Heritage System; and
- g) Potential affordable housing site(s).

- 7.17.4.2.5** All new development within the Secondary Plan area shall proceed based on the sequential extension of full municipal services through the Regional and Municipal capital works programs and plans of subdivision.
- 7.17.4.2.6** Private front-end construction of water and wastewater services to accommodate development ahead of the Region's planned implementation may be considered as part of development applications in consultation with and to the satisfaction of the Region.
- 7.17.4.2.7** Approval of development applications shall be conditional upon commitments from the appropriate authorities and the proponents of development to the timing and funding of the required road and transportation facilities, parks and community facilities. These works shall be provided for in the subdivision and site plan agreements. Phasing of the development, based on the completion of the external road works, may be required by the Municipality.
- 7.17.4.2.8** Approval of development applications shall also be conditional upon commitments from the appropriate authorities and the proponents of development to the timing and funding of required stormwater management, sanitary sewer and water supply facilities. These works shall be provided for in subdivision and site plan agreements. Phasing of development, based on the completion of external sewer and water services, may be implemented if required by the Municipality.
- 7.17.4.2.9** An individual owner may be exempted from the preparation of the DSSP if it is determined that their lands can proceed on the basis of existing infrastructure, community facilities or infrastructure and community facilities to be delivered as a condition of development, to the satisfaction of the Town.
- 7.17.4.2.10** The Community-Wide DSSP will require that certain collector / multi-modal roads and their associated transportation-related infrastructure, as identified on Schedule C-9 of this Plan, are constructed as necessary, as development progresses throughout the Plan Area.
- 7.17.4.2.11** The Community-Wide DSSP will specifically address the timely construction, reconstruction, or improvement of the roads as specified above and their associated intersections, subject to completion of any environmental assessments, as necessary. Minor deviations from the road network depicted on Schedule C-9 will be permitted without amendment to this Plan or to the Community-Wide DSSP.
- 7.17.4.2.12** The Community-Wide DSSP, including water and wastewater services infrastructure, will be prepared, in consultation with the Region of Peel, Toronto and Region Conservation Authority, School Boards and inter-regional, intra-regional and local transit service providers.

7.17.4.2.13 The DSSP shall provide a breakdown of the anticipated range and mix of dwellings, density and the projected population yield for each of the residential designations in the Plan Area and anticipated non-residential/mixed uses within the Plan Area. Minor adjustments to the number of housing units in the specific sub-areas will be permitted without the need for an amendment to the approved Community-Wide DSSP.

7.17.4.2.14 The DSSP shall address the timely construction, reconstruction, or improvement of the roads mentioned above as required for timely delivery of development. The road network depicted on Schedule A is conceptual and is permitted to be altered without amendment to the Secondary Plan.

7.17.4.2.15 The DSSP shall provide an approximate schedule of the provision of community facilities, parks and schools.

7.17.4.3 Site Specific Development Staging and Sequencing

7.17.4.3.1 A site-specific DSSP may be prepared by individual landowners in the Secondary Plan Area and submitted in support of individual site-specific development applications.

7.17.4.3.2 A site-specific DSSP shall demonstrate how the site-specific area is intended to be developed in accordance with the approved DSSP described in Section 7.17.4.2 above.

7.17.4.3.3 The site-specific DSSP shall provide a breakdown of the anticipated range and mix of dwellings, density and the projected population yield for each of the residential designations in the Plan Area and anticipated non-residential/mixed uses within the Plan Area. Minor adjustments to the number of housing units in the specific sub-areas will be permitted without the need for an amendment to the approved Community-Wide DSSP.

7.17.4.3.4 Prior to registration of a draft plan of subdivision or a draft plan of condominium or approval of a site plan application, any required site-specific DSSP shall be submitted to the satisfaction of the Town and approved by the Town.

7.17.4.3.5 An individual owner may be exempted from the preparation of a site-specific DSSP if it is determined that their lands can proceed on the basis of existing infrastructure, community facilities or infrastructure and community facilities to be delivered as a condition of development, to the satisfaction of the Town.

7.17.4.4 Bolton North Hill – Functional Servicing and Stormwater Management Report

7.17.4.4.1 The Bolton North Hill Functional Servicing and Stormwater Management Report (“BNH-FSR”) dated February 2025 identifies the servicing goals and objectives, associated targets, management strategies and additional technical investigations for the entire Secondary Plan Area which are to be implemented at the site level through individual plans of subdivision and site plans.

7.17.4.4.2 Prior to or concurrent with submission of the first draft plan of subdivision or site plan application in the Plan Area, individual landowners will prepare functional servicing and stormwater management reports which build upon the objectives and principles set out in the BNH-FSR, in consultation with the Region of Peel and Toronto Region Conservation Authority and are to be approved by the Town and Region of Peel.

7.17.4.4.3 Minor refinements to the original recommendations contained in the BNH-FSR can be supported, provided they demonstrate to the satisfaction of the Town, the Region of Peel and TRCA, the goals, objectives, targets, strategies and recommendations contained in the BNH-FSR, Subwatershed Study (SWS), Natural Heritage Report, etc. and reports completed by the agencies such as the Water and Wastewater Master Servicing Plan (2025), South Caledon Housing Enabling Infrastructure Program, etc.

7.17.4.4.4 Supplementary FSR and SWM reports associated with draft plans of subdivision or site plans shall provide greater detail than the BNH-FSR prepared by C.F Crozier & Associates Inc. dated February 2025 and shall include the following information, if applicable:

- a) confirmation of network and routing design for water and wastewater servicing for the Plan Area and lands external to the Plan Area;
- b) explore opportunities to locate trail networks within environmental buffers, subject to sensitivity of protected lands, in consultation with TRCA staff, to the satisfaction of TRCA staff;
- c) Site grading plans;
- d) Stormwater management plan that addresses the recommendations of the SWS and conforms to the Town’s Consolidated Linear Infrastructure Environmental Compliance Approval. This section will also address such matters as water quantity, water quality, erosion and water balance. Additionally, sustainable best management practices for erosion and siltation control will be required for all phases of development, as appropriate; and
- e) Interim pond conditions.

7.17.4.5 Scoped Subwatershed Study

7.17.4.5.1 A Scoped Subwatershed Study or equivalent study shall be undertaken based on the approved terms of reference prepared in consultation with the TRCA, the Town and Region of Peel (contained within Appendix A to this amendment). The terms of reference provide for the scoped subwatershed study to be completed in the following three stages:

1. Submission of a Scoped Subwatershed Study that reflects the first stage of the Subwatershed Study, being a scoped submission of materials completed to review existing conditions and address natural heritage and stormwater management matters and water balance (“SWS 1”);
2. Submission of Scoped Subwatershed Study that reflects the second stage of the Subwatershed Study, including spring monitoring (“SWS 2”); and,
3. Submission of Scoped Subwatershed Study that reflects the third stage of the Subwatershed Study, including a minimum of two (2) full years (or up to three (3) full years, as needed) of monitoring (“SWS 3”).

Draft Plan Approval pursuant to s.51 of the Planning Act may occur in advance of SWS3, if the Draft Plan Approval includes a requirement that no lands to which the Draft Plan applies are permitted to be the subject of an agreement for conveyance, and are not to be conveyed, in advance of completion of the Subwatershed Study to the Town’s satisfaction, excluding any lands to be conveyed to a public authority and/or the lands in gross (the entirety of the lands subject to the draft plan approval) unless the Town consents to such conveyance.

7.17.4.6 Natural Heritage Study Report

7.17.4.6.1 The purpose of the NHR is to document existing conditions of the natural environment; determine the potential limits of development; evaluate the potential for environmental impacts associated with development; and recommend mitigation, restoration, and enhancement measures to preserve and/or restore natural features. The findings of the NHR will be implemented at the site level through individual plans of subdivision and site plans

7.17.4.6.2 Prior to or concurrent with submission of the first plan of subdivision or site plan application within the Secondary Plan, the landowners shall submit to the Town the NHR;

7.17.4.6.3 The NHR will provide additional detail regarding the following;

- a) Existing Conditions
- b) Biophysical inventory and analysis;

- c) Proposed development;
- d) Impact assessment;
- e) Management plan; and
- f) Policy compliance.

7.17.4.6.4 The NHSR has been prepared in consultation with the Town, the Region of Peel and TRCA, and will be subject to final approval by these agencies.

7.17.4.6.5 The findings and recommendations of NHSR are intended to be implemented at the through individual planning applications including but not limited to, draft plans of subdivision and site plan approval.

7.17.4.7 Site Specific Natural Heritage Study Reports

7.17.4.7.1 In support of site-specific development applications within the Secondary Plan, a site-specific NHSR may be required as necessary.

7.17.4.7.2 If required, a site-specific EIS shall address site specific issues in detail that were not addressed in the NHSR.

7.17.4.8 Plan Area Land Owner's Cost Sharing Agreement

7.17.4.8.1 A Plan Area Landowners' Cost Sharing Group will be established to ensure orderly, timely and coordinated development in the Plan Area, and that the costs associated with such development are fairly and equitably distributed amongst all landowners in the Plan Area.

7.17.4.8.2 The costs associated with development include, but are not limited to, the cost of studies to inform and support the planning of the area, as well as the cost of infrastructure, including associated land costs, to implement the Plan.

7.17.4.8.3 Prior to the registration of any plan of subdivision or plan of condominium or final approval of any site plan application or the approval of any application under the Planning Act, the Plan Area Landowners' Cost Sharing Group trustee shall provide the Town with confirmation, in writing, that the owner of such lands is in good standing with the Plan Area Landowners' Cost Sharing Group.

7.17.4.8.4 The Town, the Region of Peel and/or other government agency may require front-end, accelerated payment, and/or other cost-sharing agreements with landowners as conditions of approval to ensure that development proceeds in a manner that optimizes the use of transportation, municipal water and wastewater infrastructure and does not outpace their ability to finance and construct new transportation, municipal water and wastewater infrastructure

required for development to occur in the Secondary Plan Area in an orderly, timely, and cost effective manner.

7.17.4.8.5 In the case of a secondary planning process undertaken by a landowner or landowner group, the costs associated with the supporting studies and the preparation of a secondary plan will be shared equitably among benefitting landowners of the landowner group on a proportional basis. Benefitting landowners who choose not to participate in the preparation of a secondary plan but later decide to develop their lands will be required to make a financial contribution to the costs of preparing the secondary plan based on their proportional share.

7.17.4.8.6 For a draft plan of subdivision, the Town may require a comprehensive landowner group agreement that sets out the financial requirements for growth-related *infrastructure* and *community facilities* among participating landowners. The agreement will be regarding, but not limited to, fair and equitable cost-sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services, including any front-ending costs where applicable.

7.17.4.8.7 Should it be determined that an individual landowner does not require future infrastructure upgrades and can proceed on existing services, any costs associated with future infrastructure would be evaluated and not unduly placed on said landowner(s) for the purposes of equitable sharing of costs.

7.17.5 LAND USE

7.17.5.1 General Policies

7.17.5.1.1 This section establishes specific policies with respect to residential development in the Plan Area. The following four (4) residential and mixed-use designations shown on Schedule C-9 to this Plan:

- a) Low Density Residential;
- b) Medium Density Residential;
- c) Medium / High Density Residential; and
- d) Mixed Use Areas

7.17.5.1.2 Residential development in the Plan Area shall be undertaken in accordance with the Caledon Official Plan and the following specific policies. Where there is a conflict between the policies in the Official Plan, the policies in this Plan shall prevail.

7.17.5.1.3 With respect to residential development in the Secondary Plan Area, the calculation of net density shall be based on the land area proposed to be

developed for residential homes, exclusive of public rights-of-way, railway rights-of-way, school blocks, Parks and Open Space/Woodlots, and stormwater management blocks.

7.17.5.1.4 Direct vehicular access from residential homes onto arterial and collector roads shall be minimized in the Secondary Plan Area to the greatest extent possible unless approved at the sole discretion of the Town.

7.17.5.1.5 Notwithstanding the policies for each residential and mixed use designation, to increase the Town's housing supply and provide for affordable housing options, multiplexes and non-market housing will be permitted within these designations.

7.17.5.2 Low Density Residential

7.17.5.2.1 Lands designated Low Density Residential Area on Schedule C-9 will be developed primarily for single detached and semi-detached housing. Various townhouses may also be permitted in the Low-Density Residential Area designation.

7.17.5.2.2 A maximum height of 4-storeys is permitted within the Low Density Residential designation.

7.17.5.2.3 The minimum net density of development in the Low Density Residential Area designation will be 25 units per net hectare.

7.17.5.3 Medium Density Residential

7.17.5.3.1 Lands designated Medium Density Residential Area on Schedule C-9 will be developed with a full range and mix housing including semi-detached dwellings, on-street townhouses, back-to-back townhouses, rear-lane townhouses, stacked townhouses and multiplexes.

7.17.5.3.2 A maximum of 4-storeys is permitted within the Medium Density Residential Area for all types of townhouses.

7.17.5.3.3 Low-rise apartment buildings are also permitted up to a maximum of 6-storeys within the Medium Density Residential Area subject to achieving appropriate built form relationships with adjacent land uses.

7.17.5.3.4 Notwithstanding Section 7.17.5.3.1 local, small-scale commercial and service commercial uses which are supportive of and compatible with residential uses, may be considered within the Medium Density designation, subject to an implementing Zoning By-Law.

7.17.5.3.5 The minimum net density of development in the Medium Density Residential Area designation will be 45 units per net hectare. Minimum density will be measured collectively across all lands designated Medium Density Residential Area in the Secondary Plan Area, exclusive of public rights-of-way, school blocks, Open Space Policy Area, Environmental Policy Area and stormwater management blocks. For the purposes of calculating net density, an accessory apartment or accessory dwelling unit will not be considered dwelling units.

7.17.5.4 High Density Residential

7.17.5.4.1 Lands designated High Density Residential Area on Schedule C-9 will be developed with a full range and mix of townhouses as set out in Section 7.17.5.3.1 as well as compact built forms such as mid-rise buildings.

7.17.5.4.2 Mid-rise buildings shall be a maximum of 8 storeys within the *High Density Residential* designation. Additional height may be considered appropriate subject to a planning justification to address potential built form impacts.

7.17.5.5 Mixed Use Areas

7.17.5.5.1 Lands designated Mixed Use Areas on Schedule C-9 will be developed with a full range and mix of built forms set out in Section 7.17.5.3.1 and 7.17.5.4.1 including both townhouses, low-rise apartments and mid-rise buildings.

7.17.5.5.2 Mixed Use Areas will be encouraged to provide commercial and/or retail uses at grade including but not limited to office, retail, commercial, service commercial, institutional, cultural and entertainment uses.

7.17.5.5.3 Mid-rise buildings in the Mixed Use Area designation shall have a minimum height of 4 storeys and a maximum height of 12 storeys.

7.17.5.6 Affordable Housing

7.17.5.6.1 Future rezoning, subdivision and site plan applications will include a housing analysis within a Planning Justification Report as an application requirement to demonstrate implementation of the Housing Assessment and conformity with the below Secondary Plan Housing policies.

7.17.5.6.2 A mix of housing unit types, sizes and tenures will be encouraged in the Plan Area to support housing needs over time.

7.17.5.6.3 Affordable housing, including subsidized non-market housing units, is encouraged to be integrated within neighbourhoods and combined in

developments that also provide market housing to provide opportunities for a range of housing tenures and price ranges.

7.17.5.6.4 To support the provision of affordable housing units, the Town will explore potential incentives such as reduced or deferred development charges, reduced application fees, grants and loans, to encourage the development of affordable housing units. The reduction or deferral of Development Charges shall be done in consultation with the Region. The Town will also encourage the Region to consider financial incentives for affordable housing.

7.17.5.6.5 The Town will support the provision of affordable housing by exploring opportunities, including, but not limited to financial incentives or offsets such as alternate development standards (parking requirements, shared amenities, etc.), and concierge services for application review.

7.17.5.6.6 A range of unit sizes are encouraged within apartment and multi-unit buildings, including those suitable families.

7.17.5.6.7 Gentle density housing including accessory apartments or accessory dwelling units will be permitted in the Low density and Medium Density land use designations, in accordance with the Town's Zoning Provisions. Applicants are encouraged, where feasible, to provide rough-ins for accessory residential units to provide it as an option for purchasers as part of pre-construction sales.

7.17.5.6.8 Reduction of parking requirements for accessory apartments or accessory dwelling units may be considered if the proposed unit is deemed to have access to transit.

7.17.5.6.9 Housing for seniors, including apartment units, retirement homes and long-term care homes will be permitted in the Medium Density and Mixed-Use / High Density land use designations.

7.17.6 INSTITUTIONAL (SCHOOLS)

7.17.6.1 General Policies

7.17.6.1.1 The proposed location of school sites are identified on Schedule C-X and have been sized in accordance to feedback from associated school boards. The schools have been located nearby to *Parks* to provide opportunities to co-locate facilities.

7.17.6.1.2 A total of two school sites have been proposed:

- One (1) Public Elementary School
- One (1) Catholic Elementary School

7.17.6.1.3 The location of the new school sites in the Plan Area have been selected to reflect the role of school sites in supporting and complementing the goals of the Secondary Plan Area, and the opportunity to explore joint use initiatives with adjacent land uses (e.g. community parks and a future proposed recreation facility). Minor adjustments to the location and configuration of school sites shall be permitted without requiring an amendment to this Plan, provided that:

- a) The goals of the Secondary Plan Area, are maintained; and
- b) The opportunity to explore joint use initiatives with adjacent land uses is maintained.

7.17.6.1.4 A Draft Plan of Subdivision will be required for the new school sites, providing for lot size, configuration and frontage that is satisfactory to the appropriate School Board.

7.17.6.1.5 New school sites in the Secondary Plan Area shall be dual zoned and landowners will be required to submit an alternative lotting plan at the draft plan of subdivision stage to facilitate development should the school site not be required by the relevant School Board.

7.17.6.1.6 New school sites or part thereof not required by the relevant School Board may be developed for low and/or medium density residential uses, in accordance with the policies of this plan, provided that such residential development has demonstrated compliance with the approved DSSP.

7.17.7 PARKS AND OPEN SPACES

7.17.7.1 General Policies

7.17.7.1.1 Parks and Open Spaces in the Secondary Plan Area as shown on Schedule C-9 will be comprised of the following categories:

- a) Parks; and
- b) Environmental Policy Areas

7.17.7.1.2 Development of Parks and Environmental Policy Areas in the Secondary Plan Area shall be in accordance with Section 14 of the Caledon Official Plan. Where there is a conflict between the policies of Section 14 of the Official Plan and this Plan, the policies of this Plan shall prevail.

7.17.7.1.3 Minor adjustments to the location and configuration of Parks and Environmental Policy Areas may be considered to reflect the differences in scale and level of detail available through the preparation of future draft plans

of subdivision. Minor adjustments to the location and configuration of the park sites shall be permitted without requiring an amendment to this Plan, provided:

- a) The Goals and Objectives of the Plan Area are maintained;
- b) The opportunity to explore joint use initiatives between Parks and Open Spaces with elementary and secondary schools is considered;
- c) The adjustment does not result in a significant increase or decrease in the amount of land for Parks and Open Spaces in the Secondary Plan Area; and
- d) Does not reduce the statutory amount of parkland required or an amount less than what was agreed to in any existing agreement with the Town.

7.17.7.1.4 Park and Environmental Policy Areas in the Secondary Plan Area will be designed to connect to and enhance the Natural Heritage System in the Secondary Plan Area and will be compatible adjacent land use.

7.17.7.1.5 The location of Parks throughout in the Plan Area will emphasize an equitable distribution of greenspace for residents to support the overall objectives of a complete community and will retain opportunities to explore the co-location of facilities with relevant land uses (e.g. Schools).

7.17.7.1.6 The distribution of Parks and Environmental Policy Areas will aim to locate all residents access within an approximate radius of 250 metres throughout the Secondary Plan Area.

7.17.7.1.7 Environmental Policy Areas will permit walking trails to promote passive recreation and emphasize the establishment of native plant species. Such trails may be considered for parkland dedication and/or other financial credits.

7.17.7.1.8 Minimal lighting will be provided in Environmental Policy Areas to foster a natural environment and minimize disturbance to wildlife species.

7.17.8 CULTURAL HERITAGE

7.17.8.1 General Policies

7.17.8.1.1 This section establishes specific policies with respect to cultural heritage conservation in the Plan Area organized around its three key components:

- a) Archaeology;
- b) Built heritage resources; and
- c) Cultural heritage landscapes.

7.17.8.1.2 The conservation of cultural heritage resources, both built and landscape, in the Plan Area shall conform to the policies contained within the Official Plan.

In the case of a conflict between policies in the Official Plan and Section 7.17.8, the policies of this section shall prevail.

7.17.8.2 Archaeology

7.17.8.2.1 A Stage 1 Archaeological Assessment has determined that certain lands in the Secondary Plan Area exhibit potential for archaeological resources. Further Archaeological Assessments are required for the identified lands in support of a future Draft Plan of Subdivision application. The Archaeological Assessments must be to the satisfaction of the Town.

7.17.8.3 Built Heritage Resources and Cultural Heritage Landscapes

7.17.8.3.1 Preparation of a Heritage Impact Assessment (HIA), prepared in accordance with Official Plan policies and to the satisfaction of Heritage staff at the Town of Caledon, is required as part of any proposed development application or major site or building alteration on or adjacent to significant cultural heritage resources and/or designated under the Ontario Heritage Act. Any mitigative measures, as specified in the HIA and/or by Town of Caledon Heritage staff, will be undertaken to the satisfaction of Heritage staff at the Town.

7.17.8.3.2 The preservation of historical aspects with the Plan Area can accentuate the importance of cultural heritage resources and increase community appreciation of a development's heritage. The Town may take additional steps to recognize the cultural heritage of the Plan Area by requiring or providing:

- a) Acknowledgement of Indigenous presence on the land, past and present, using a variety of means including landscape design, public art, and architecture, following meaningful engagement with Indigenous communities;
- b) Use of plaques, displays and public art;
- c) The integration of features that acknowledge the historical importance of a building or landscape such as parkland;
- d) Commemoration of historical figures, sites, events or families through the naming of a new development, park, etc.; and/or
- e) The retention or incorporation of a physical building into a proposed development.

7.17.9 TRANSPORTATION

7.17.9.1 General Policies

- 7.17.9.1.1** Transportation infrastructure within the Plan Area shall be organized and designed to provide multimodal transportation options that are safe, accessible and can accommodate pedestrians, cyclists and vehicles alike.
- 7.17.9.1.2** The transportation infrastructure for the Plan Area shall be addressed through the preparation and submission of a Transportation Assessment to the satisfaction of the Region of Peel and Town of Caledon. The findings and recommendations of the Transportation Assessment is to be implemented at the site level through individual draft plans of subdivision and site plans. Adjustments to the location of the conceptual road network, as shown in Schedule A, shall be permitted without an amendment to this Plan provided that the Goals and Objectives of the Plan Area are maintained.

7.17.9.2 Roads

- 7.17.9.2.1** Roads in the Plan Area will be designed in accordance with the Official Plan. Where there is a conflict between the guidelines and classifications outlined under the Official Plan and of this section, the policies of this section will apply.
- 7.17.9.2.2** The proposed Road Network for the Secondary Plan Area is provided on Schedule C-9 and consists of Arterial Roads and Collector Roads. Local roads will be designed and secured through future Draft Plan of Subdivision Applications.
- 7.17.9.2.3** Prior to the registration of the first plan of subdivision or approval of the first site plan application in the Secondary Plan Area, road improvements and new road construction shall be secured in accordance with the approved Transportation Assessment through individual subdivision applications.
- 7.17.9.2.4** Minor adjustments to the location of the conceptual collector road network, as shown on Schedule C-9, will be permitted without requiring an amendment to this Plan provided that the goals and objectives of the Plan Area are maintained.
- 7.17.9.2.5** Crossings over the Natural Heritage System, if required necessary to facilitate an interconnected road network, will be located to avoid and/or minimize encroachment into or fragmentation of the Natural Heritage System. In particular, a potential eastward extension of Emil Kolb Parkway to Mount Hope Road. The crossing will be designed to eliminate, minimize and/or mitigate potential adverse impacts to environmental hazards (i.e. flooding, slope

stability and stream erosion) and important ecological and hydrological functions of the Natural Heritage System and its components.

7.17.9.2.6 New development applications shall demonstrate that adequate lands are conveyed to allow for the provision of, where appropriate, sidewalks, bike lanes, medians and on-street parking. The Town may also request additional lands at key intersections to provide for exclusive turning lanes as well as daylighting triangles or visibility triangles to limit height of certain features. These additional road requirements will be determined on a case-by-case basis throughout the relevant development application review process.

7.17.9.2.7 Street trees will be encouraged along all public right of ways where feasible. Where street trees are not able to be established due to soil depth constraints or lack of space, native pollinators will be encouraged.

7.17.9.3 Rights-of-way

7.17.9.3.1 The Town will require as a condition of approval of any new development or redevelopment that sufficient lands be conveyed, free and clear of encumbrances, to the Region of Peel or Town, as applicable, to provide the road right-of-way width established by this Plan or as agreed to by the Region and/or Town upon review of a subdivision application or site plan

7.17.9.4 Public Transit

7.17.9.4.1 To increase the usage of Public Transit as a viable option, transit stops will be planned and located throughout the Plan Area, in particular along the collector and arterial road network. The Town will work with Regional and Intra-regional transportation authorities to develop an appropriate transit network for the Plan Area.

7.17.9.4.2 Arterial and collector roads will be designed to accommodate transit routes and transit stops as required.

7.17.9.4.3 Future planning applications shall be designed with specific regard for the safe, convenient and efficient use of public transit. In particular, applicants shall demonstrate how a proposed development addresses the following:

- a) Local road patterns and related pedestrian and/or cycling routes should provide direct pedestrian and/or cyclist access to transit routes and transit stops; and
- b) Transit stops will be located so that all residents and employees are within a convenient walking distance of a transit stop.

7.17.9.5 Transportation Demand Management (TDM)

7.17.9.5.1 All future development applications in the Plan Area will be required to provide a Transportation Demand Management (TDM) Plan and are encouraged to become a member of Smart Commute Caledon.

7.17.9.5.2 The Town may permit reduced parking standards as an incentive for developments that demonstrate through a TDM plan that a reduction in parking can be justified. Reductions for parking requirements may also be considered where mixed use development is permitted and/or where significant density is in proximity to public transit networks.

7.17.9.5.3 The Town may establish site specific requirements in an associated zoning by-law to further promote modes of transportation other than the single occupant vehicles, including but not limited to:

- a) maximum parking standards;
- b) shared parking;
- c) bicycle parking; and
- d) car-share facilities;

7.17.9.6 Pedestrian and Cycling Network

7.17.9.6.1 Pedestrian and cycling routes throughout the Secondary Plan Area will be designed to be safe, accessible and a viable alternative for short trips that may otherwise utilize a single occupant vehicle.

7.17.9.6.2 Pedestrian and Cycling routes will achieve the following:

- a) Establish an integrated network that allows for users of all ages to walk or ride safely through the Plan Area.
- b) Create convenient connections between major destinations throughout the Plan Area such as *Schools, Parks and Open Spaces*.
- c) Be designed to connect into existing and future active transportation networks in the broader Peel Region.

7.17.9.7 Trail Networks

7.17.9.7.1 Trails are encouraged to be established in Environmental Policy Areas to contribute toward the overall pedestrian and cycling network of the Plan Area.

7.17.9.7.2 Recreational trails may be provided along the edge of contiguous natural heritage and open space elements including parks, school sites, environmental buffers, Greenway Corridors, and stream corridors, where appropriate.

7.17.9.7.3 Trails will be designed and constructed in accordance with the Town of Caledon's and provincial accessibility standards.

7.17.9.8 Sidewalks

7.17.9.8.1 Sidewalks in the Plan Area shall be provided as follows:

- a) Arterial and Collector roads: Sidewalks or a combination of sidewalk and multi-use trail shall be provided on both sides of the road;
- b) Local Streets: Sidewalks shall be provided both sides of the street when within 500 metres of a park or 800 metres of a school in accordance with Caledon's Multi-modal Transportation Masterplan; and,
- c) Laneways: no sidewalks are required

7.17.9.9 Parking

7.17.9.9.1 Expansive areas of surface parking shall be discouraged in the Secondary Plan Area. Where there is no alternative to such large parking areas, an enhanced landscaping design will be required to mitigate impacts by a qualified site design architect.

7.17.9.9.2 Alternative parking standards contained in the Town's comprehensive zoning by-law shall be considered on a site-by-site basis.

7.17.9.9.3 Loading spaces will generally not be permitted along major street frontages and located at the rear of buildings which are screened from public view. If the location of a proposed loading space is required to be located elsewhere, an appropriate transportation justification will be required.

7.17.9.9.4 Permeable parking surfaces will be considered for all development in the Plan Area, where feasible

7.17.9.10 Electric Vehicle Infrastructure

7.17.9.10.1 The inclusion of electric vehicle infrastructure including charging stations will be encouraged in the design of any future parking area in future development plans, including plans of subdivision and site plans, within the Plan Area.

7.17.9.10.2 The implementing Zoning By-Law and/or Green Development Standards may determine minimum electric vehicle infrastructure requirements where private parking is provided for residential, mixed use and mid-rise residential, commercial, office and employment uses.

7.17.9.10.3 Alternative allocation for curbsides for uses such as Parking spaces for car-share, bicycles, e-bikes and electric vehicle charging stations may be considered by the Town on a site by site basis.

7.17.10 MUNICIPAL SERVICES, PUBLIC UTILITIES AND TELECOMMUNICATION

7.17.10.1 General Policies

7.17.10.1.1 This section establishes specific policies with respect to municipal services, public utilities and telecommunications in the Plan Area organized into the following subsections:

- a) Municipal water and wastewater services;
- b) Stormwater management facilities; and
- c) Public utilities and telecommunications.

7.17.10.2 Municipal Water and Wastewater Services

7.17.10.2.1 All new development in the Plan Area shall be connected to Peel Region's water and wastewater systems. All municipal water and/or wastewater facilities shall be developed in consultation with Peel Region.

7.17.10.2.2 The detailed design and installation of water and/or wastewater infrastructure in the Plan Area shall be undertaken in an ecologically responsible manner.

7.17.10.2.3 When implementing or constructing water and/or wastewater infrastructure in the Plan Area, the opportunity for adjacent existing un-serviced or partially serviced development to connect to the municipal system shall be made available, where feasible.

7.17.10.3 Stormwater Management and Low Impact Development

7.17.10.3.1 Stormwater management facilities in the Plan Area shall be developed in consultation with the TRCA, the Town and other government agencies, as applicable.

7.17.10.3.2 Adjustments to the number, location and configuration of the stormwater management facilities as shown on Schedule C-9 to this Plan may be assessed through the preparation of a Functional Servicing and Stormwater Management Report associated with future Draft Plan of Subdivision Applications. Adjustments to the number, location and configuration of the stormwater management facilities shall be permitted in accordance with Provincial policies and without requiring an amendment to this Plan.

Specifically, the stormwater management system infrastructure may be permitted within the Greenbelt Plan area or Oak Ridges Moraine Conservation Plan area in accordance with the policy permissions contained within those Provincial Plans, to the satisfaction of the Region, Town and TRCA.

7.17.10.3.3 Should a portion of SWM infrastructure be located on a non-participating land owner, revisions to the location or number of ponds are permitted without requiring an amendment to this Plan.

7.17.10.3.4 The Town will consider and assess alternatives for stormwater quantity and quality control and sustainable best management practices regarding the following:

- a) Stormwater management facilities shall be located and designed to maintain the environmental and ecological integrity adjacent sensitive areas and contribute to overall ecological gain. Such facilities may be located within the Greenbelt Plan area and Oak Ridges Moraine Conservation Plan area in accordance with the policies of those Provincial Plans.
- b) Best management practices, including low impact development technology shall be incorporated into the stormwater management system, and
- c) Stormwater management facilities are permitted to accommodate community amenities such as passive recreation and trails networks, subject to approval by Town Staff.

7.17.10.3.5 To maintain the ecological integrity of the adjacent natural heritage system, water balance and base flow and alternative stormwater management practices, such as low impact development technologies, are encouraged to achieve infiltration and other controls in the Plan Area, where feasible.

7.17.10.3.6 Conventional stormwater management facilities shall be designed in compliance with the Town's Stormwater Management Design Guidelines and applicable provincial and Conservation Authority guidelines. In considering the implementation of low impact development techniques and measures in the Plan Area, reference should be made to the TRCA Low Impact Development Stormwater Management Planning and Design Guide.

7.17.10.3.7 Stormwater management facilities shall be designed to facilitate ease of maintenance and provide a reasonable level of safety, both in terms of their stormwater management function and in relation to potential use of the pond

area by members of the public. Additional safety provisions may be required in areas where an increased level of public access is anticipated.

7.17.10.3.8 Policies in this section that apply to permanent stormwater management facilities, shall also apply to interim stormwater management facilities. Interim stormwater management facilities may be established to the satisfaction of the respective Conservation Authority, as necessary.

7.17.10.4 Public Utilities and Telecommunications

7.17.10.4.1 General Policies

7.17.10.4.1.1 Public utilities, such as hydro, gas, and telecommunications infrastructure are permitted in any land use designation in the Plan Area provided they are appropriately integrated and all necessary approvals from the relevant authorities are obtained.

7.17.10.4.1.2 Where new public utility and telecommunications infrastructure is being introduced in the Plan Area, it shall be located underground and shall be grouped into a single utility trench. Trunk hydro services will be encouraged to be located underground.

7.17.10.4.1.3 Prior to registration of a plan of subdivision or approval of a site plan application in the Plan Area, public utility and telecommunication providers shall confirm if such services can be provided to support the proposed development and shall determine appropriate locations for large utility equipment or utility cluster sites.

7.17.10.4.1.4 The Town recognizes that broadband fibre-optic cable service is the new essential utility to promote and build intelligent communities. Complementing this service is the deployment and adoption of a highspeed, community-based internet service that is available to all residents and businesses.

7.17.11 GREEN DEVELOPMENT AND CLIMATE CHANGE

7.17.11.1 Energy and Climate Change Mitigation

7.17.11.1.1 Development will aim to implement the recommendations of the Town of Caledon's Community Energy and Emissions Reduction Plan and Climate Adaptation Plan as well as the Green Development Standards;

7.17.11.1.2 Sustainability and climate change objectives for the Secondary Plan include the following;

- a) Facilitate land uses and built forms that are designed to accommodate integrated energy systems, where appropriate, within medium and high density development;
- b) Explore opportunities for efficient energy generation and distribution systems such as district energy within high density development;
- c) Emphasize public transit use through the placement of transit stops at key intersections to reduce reliance on vehicle travel for day to day needs;
- d) Promote neighbourhood design that optimizes active methods of transportation such as walking and cycling through an interconnected street and trail network; and
- e) Promote the integration of green infrastructure such as low impact development features into the built environment.

7.17.11.2 Water Efficiency

7.17.11.2.1 New development in the Plan Area will consider the achievement of greater energy and water efficiency in all new buildings, beyond the above minimum requirements in the Ontario Building Code.

7.17.11.2.2 New development in the Plan Area will consider the installation of rainwater harvesting and recirculation/reuse systems on all new residential buildings for outdoor irrigation and outdoor water use.

7.17.11.3 Climate Adaptation

7.17.11.3.1 New development in the Plan Area will be prepared for climate change through adaptation planning that reduces future impacts on public health, property, infrastructure and the natural environment.

7.17.11.3.2 The Climate Adaptation Plan identifies the strategies in support of Caledon's Risk and Vulnerability Assessment and the Resilient Caledon Community Climate Action Plan, which will be implemented at the site level through individual plans of subdivision and site plans.

7.17.11.4 Green Development Standards

7.17.11.4.1 All new development will implement metrics outlined in the Town's Green Development Standards, to reduce greenhouse gas emissions and adapt to extreme weather. The Town will use the development approvals process and other implementation tools, such as Site Plan Control, to ensure that new residential, commercial, and institutional development include sustainable design features which, among other objectives, achieve a higher than Ontario Building Code energy performance.

7.17.12 REGION OF PEEL HEALTH ASSESSMENT

7.17.12.1 All development applications in the Plan Area shall require, as part of a complete application, the completion of a Health Assessment. The Health Assessment must be completed in accordance with the Region of Peel's Healthy Development Assessment, in consultation with the Region.

7.17.12.2 The Town shall conduct Health Assessments on municipally developed, owned and operated public buildings, public squares and open space projects in the Plan Area.

7.17.13 LAND ACQUISITION AND DEDICATION

7.17.13.1 The Town or the Region of Peel may acquire and hold any lands required to implement any feature or facility in the Plan Area. This may include the expropriation of lands required to implement the road network and the municipal park program in the Plan Area, where the property owners or the developers' group are unable to secure lands for the construction of the required road infrastructure or community facilities.

7.17.13.2 The Town or the Region of Peel may acquire and hold any lands required to implement any feature or facility in the Plan Area. This may include the acquisition of lands required to implement roads, infrastructure and/or community facilities, where the lands required to move this Plan forward are not available to the relevant development proponent. Acquisition may occur through purchase from affected landowners or expropriation, as may be required.

7.17.13.3 The Town shall require an environmental site assessment and/or Record of Site Condition (RSC), as required, prior to the conveyance of any lands for municipal roads, stormwater management facilities, parkland and school sites to the Town, Conservation Authority or School Board. The environmental clearance shall be the responsibility of the property owner and based on the appropriate level of site assessment as established by the Province.

7.17.14 IMPLEMENTATION

7.17.14.1 The provisions of the Official Plan regarding implementation shall apply to the Bolton North Hill Secondary Plan.

7.17.14.2 The land use pattern shown on Schedule C-9 is considered conceptual and is permitted to be adjusted during subsequent planning applications to the satisfaction of Town Staff. Minor adjustments to land use designation boundaries and the location of streets may be permitted through the subdivision or site plan approval process, while accounting for such matters as the preservation of

environmental features, stormwater management requirements, heritage resources, the provision of full urban services, detailed land use relationships and street patterns. These alterations will not require an amendment to this Plan provided the overall intent of the Plan is maintained.

7.17.14.3 Notwithstanding any of the policies of the Bolton North Hill Secondary Plan, any previous approvals or existing uses which do not conform to the policies of this Secondary Plan are permitted to continue. Redevelopment of legal non-conforming uses to those that are consistent with the objectives and policies of the Bolton North Hill Secondary Plan shall be encouraged.

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