



Town of Caledon

Palgrave Estate Area Policy Review and Update

Agenda

7:00 – 7:40 pm: Welcome & Presentation

7:40 – 7:50 pm: Questions & Answers

7:50 – 8:10 pm: Workshop Exercise

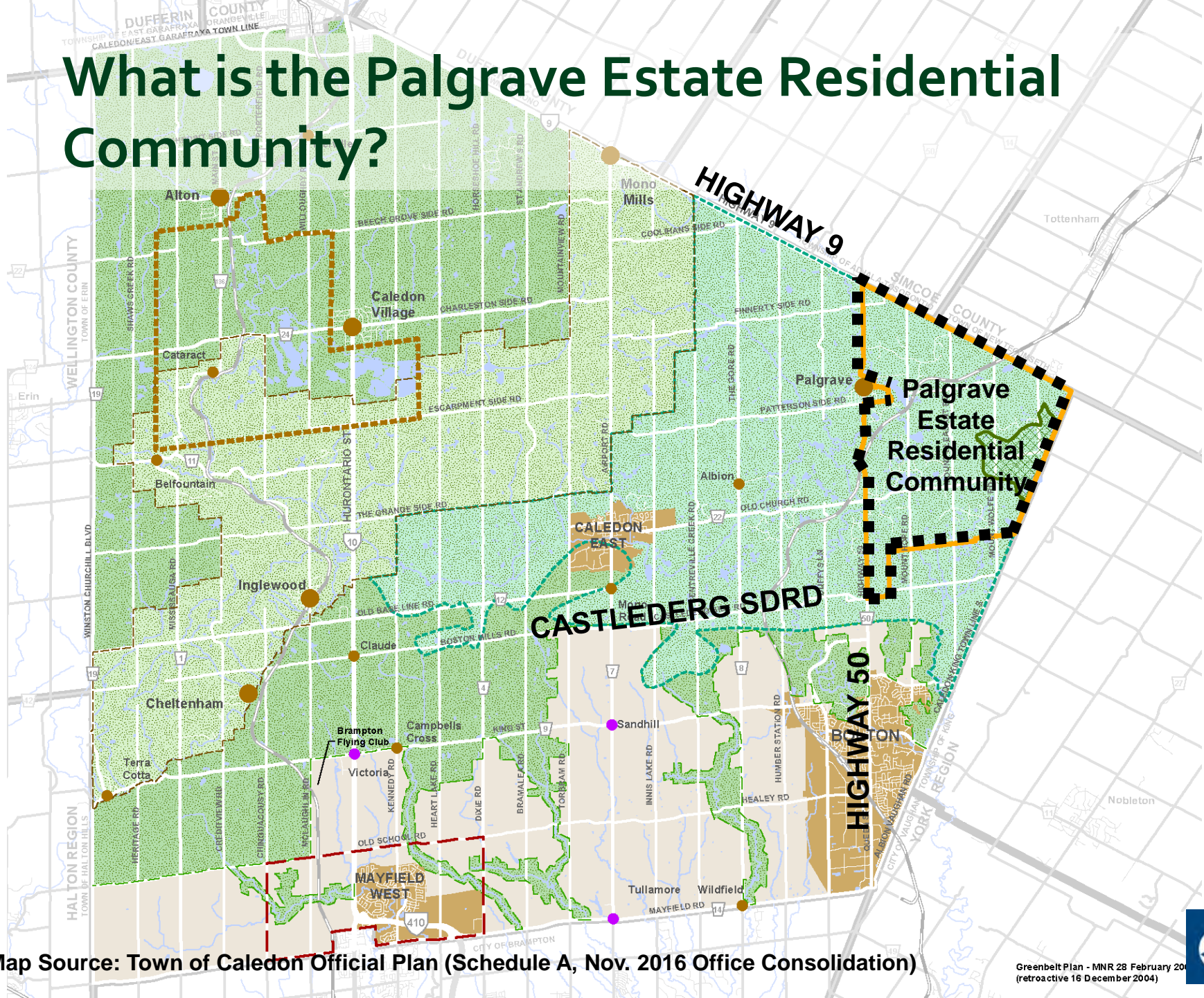
8:10 – 9:00 pm: Open House & Concluding Remarks

Public Open House #1 – Thursday, June 1, 2017

Presentation Outline

- What is the Palgrave Estate Residential Community?
- What is the Purpose of this Project?
- Timeline and Process
- Current Policy Framework
- Issues & Themes
- Next Steps

What is the Palgrave Estate Residential Community?



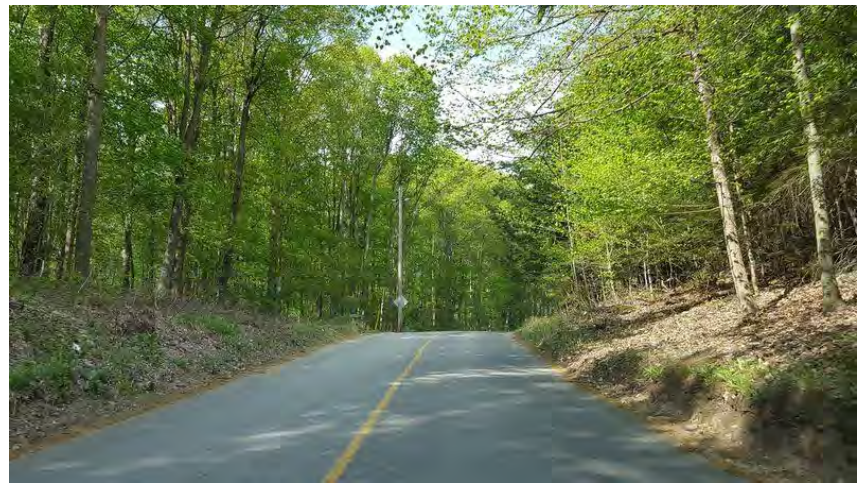
What is the Palgrave Estate Residential Community?

The Study Area excludes the Village of Palgrave.

Palgrave Estate Residential Community



What is the Palgrave Estate Residential Community?



What is the Purpose of this Project?

- This study will support the Town's OP Review
- Issues have been raised by Town staff and stakeholders regarding the Town's Official Plan policies for the Palgrave Estate Residential Community:
 - Ensuring natural heritage protection and conservation of landscapes
 - Clarify policies for agricultural uses
 - Servicing requirements and expectations

What is the Purpose of this Project?

- This project is a largely technical policy update, intended to:
 - Ensure consistency amongst Provincial plans, engineering standards, and Town policies
 - Give more certainty and clarity to property owners
 - Ensure community values are maintained

What is the Purpose of this Project?

- The broad function and character of the Palgrave Residential Estate Community is not expected to change as an outcome of this study:
 - Slow, incremental growth will continue to be planned
 - Development will largely continue as low density, estate-style residential
 - Continue to maintain strong policies to protect natural heritage features and systems

Project Timeline and Process



We are here

Timing	Step
June 1, 2017	Public Open House #1 (Launch)
Summer 2017	Discussion Paper
Summer 2017	Policy Alternatives Paper
Sept. 2017	Public Open House #2
Sept. 2017	Council Presentation
Oct. 2017	Draft Official Plan Amendment
Nov. 2017	Statutory Public Meeting
Dec. 2017	Council Adoption

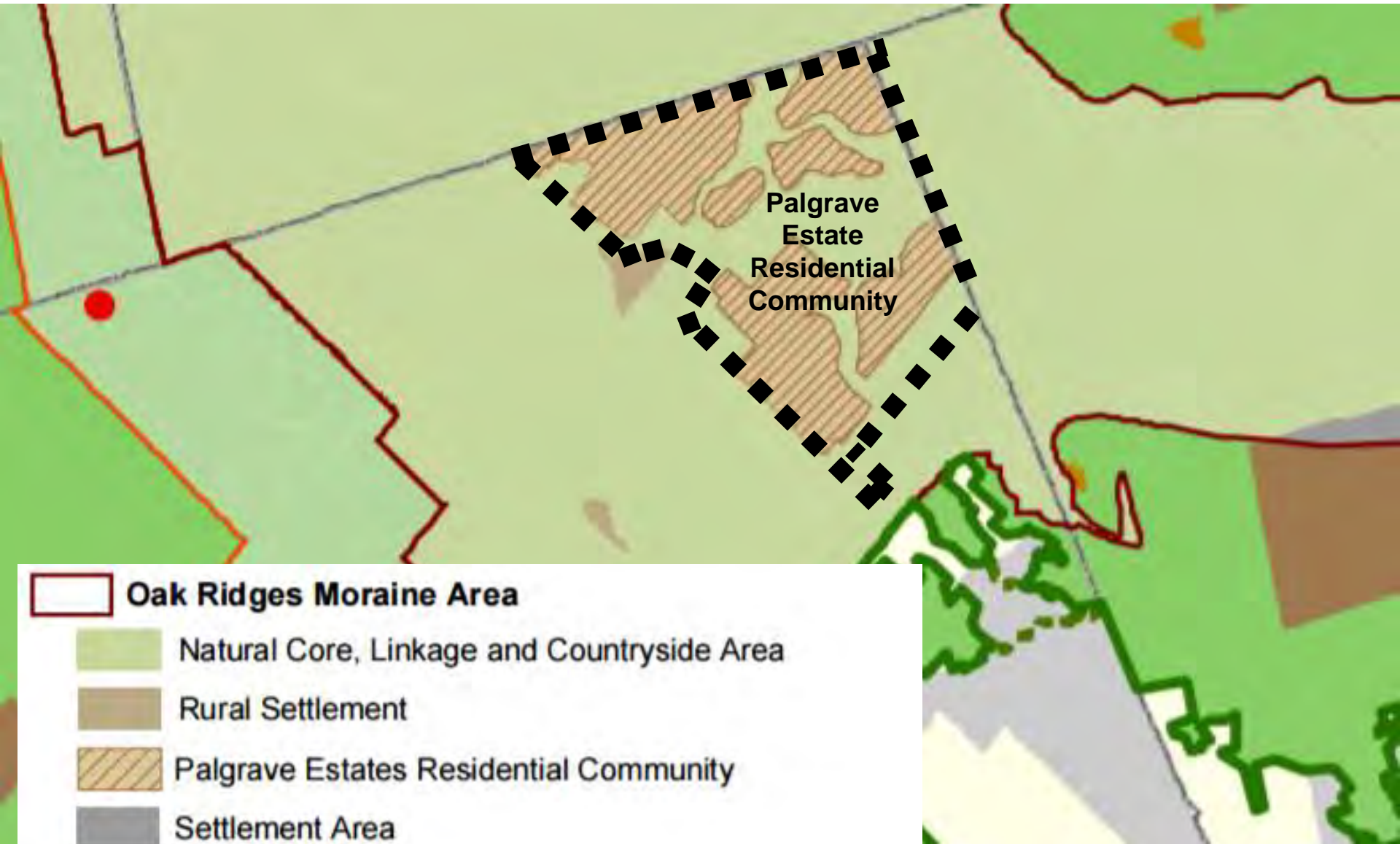
Current Policy Framework

- Provincial Policy Statement
- Four Applicable Provincial Plans
- Region of Peel Official Plan
- Town of Caledon Official Plan

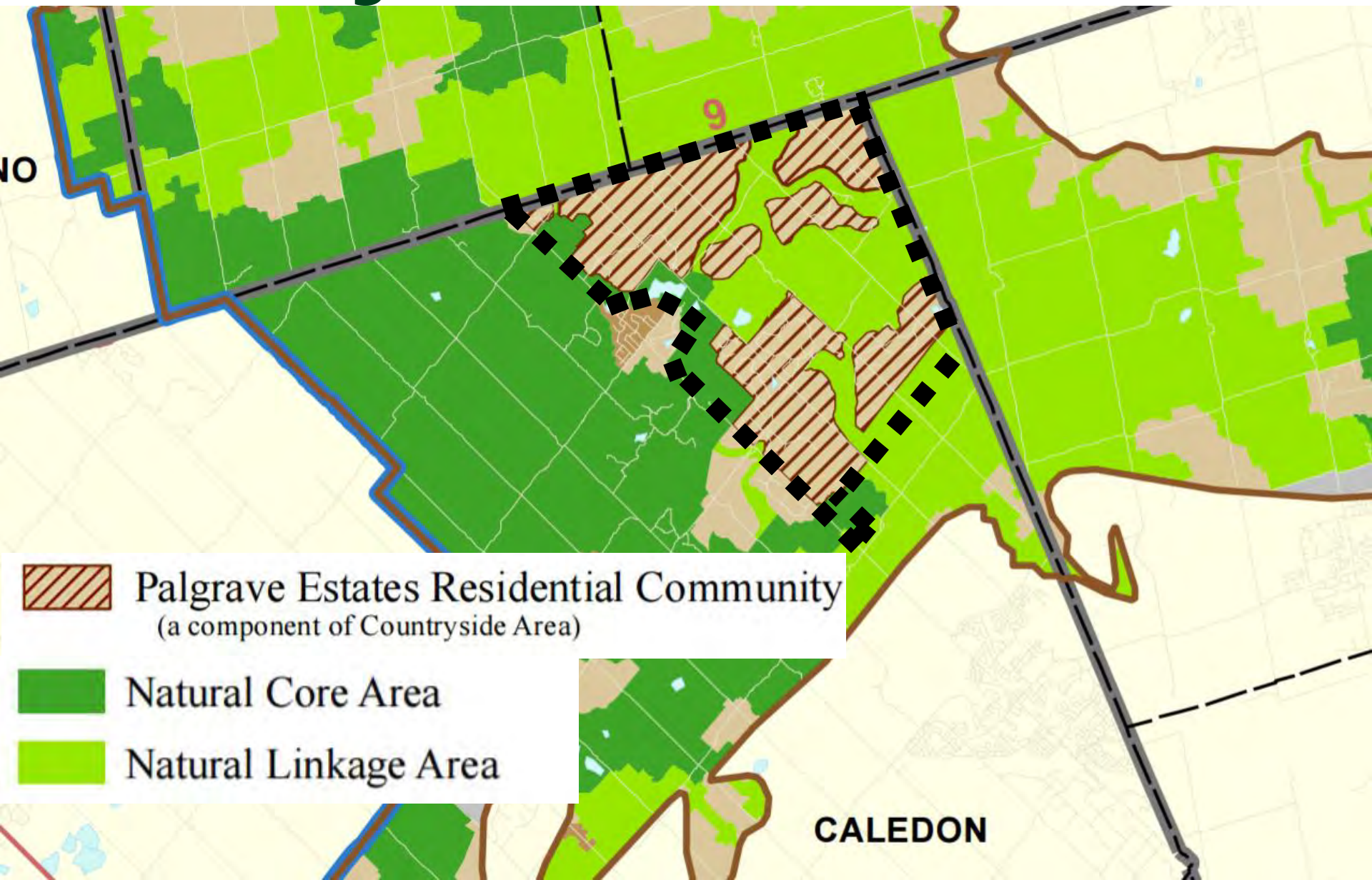
Provincial Policy

- Province has implemented a series of policy documents that establish expectations for land use, infrastructure, natural heritage and development
- Provincial Policy Statement (PPS), 2014
- Four Provincial policy plans:
 - Oak Ridges Moraine Conservation Plan
 - Growth Plan for the Greater Golden Horseshoe
 - Greenbelt Plan
 - Lake Simcoe Protection Plan

Greenbelt Plan (2005)



Oak Ridges Moraine Conservation Plan



Summary of Provincial Policy

- Many layers of policy respecting conservation of natural heritage features/systems amongst the four Provincial plans and the PPS
- Generally speaking, the Palgrave Estate Residential Community has unique planning status:
 - Residential development is generally permitted, subject to meeting various policies and in accordance with Town policy
 - Development will occur on partial servicing (only water)

Summary of Provincial Policy

- New versions of three of the applicable Provincial Plans were released May 23, 2017, and will take effect on July 1, 2017
 - Further review by the study team is required to identify implications

Regional Official Plan

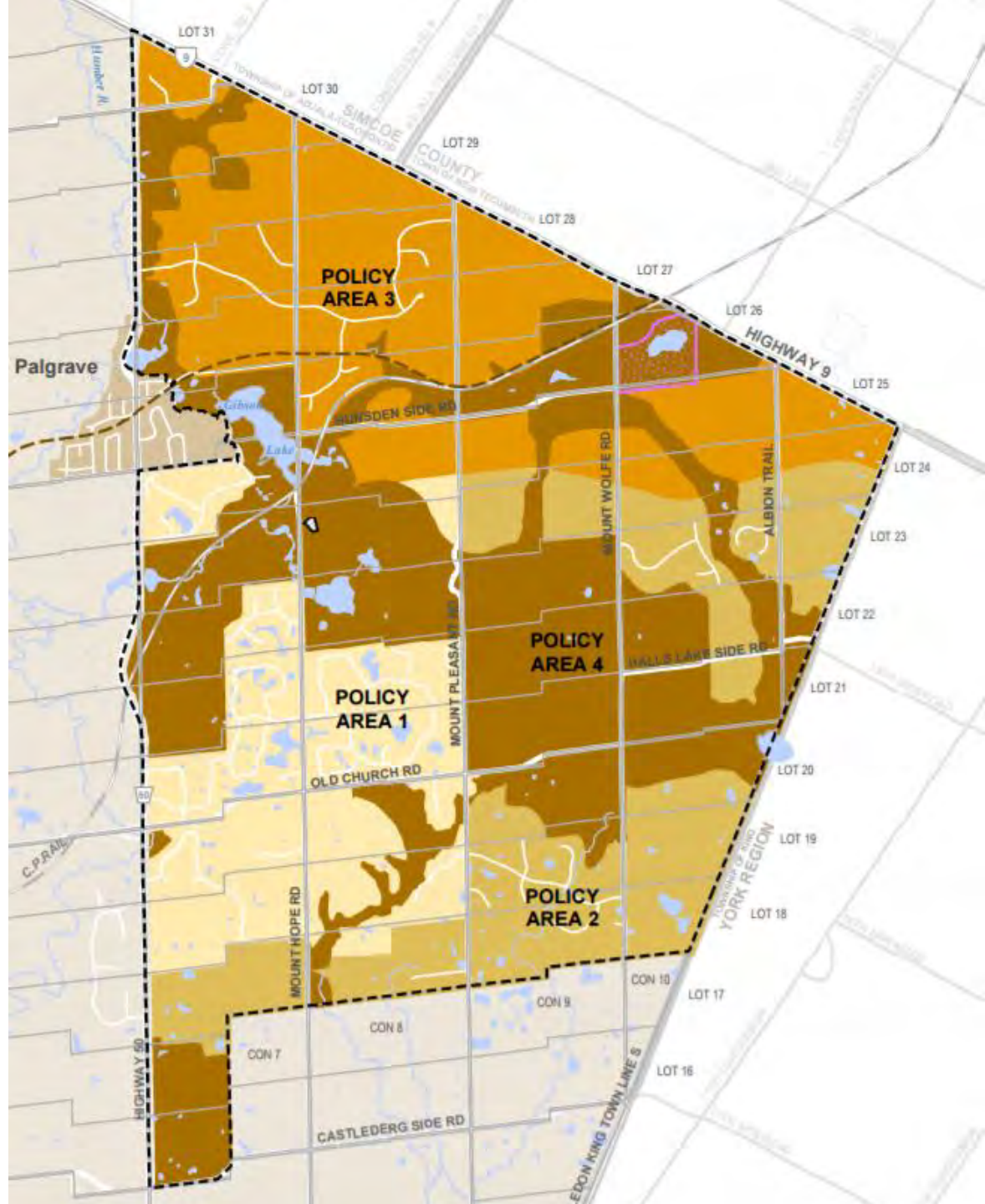
- Recognizes the Palgrave Estate Residential Community
- Intended as the focus of new estate residential development
- Municipal water services are required
 - Logical extensions of services
- Wastewater intended to be provided by individual on-site sewage (septic tanks)

Caledon Official Plan

- Detailed policies of Section 7.1 (Palgrave) & 7.10 (ORMCP) apply
- Intends for orderly, incremental development of estate residential uses
 - Maintain rural character and protect environmental features
 - Farming is a permitted land use
- Official Plan anticipates slow growth within this area:
 - 2021 Population of 4,865
 - 2031 Population of 5,371

Caledon Official Plan identifies 4 policy areas:

- Policy Area 1: Area most suitable for future estate development
- Policy Areas 2-3: Future estate permitted at lower densities
- Policy Area 4: Not Suitable



Key Issues/Themes

- Display panels – 4 Themes
 - Protecting the environment
 - Enhancing topography, conservation
 - Clarifying servicing and confirming the future form and character of development
 - General policy updates (consistency and coordination with other government policy)

Next Steps

- Please provide your input
 - Important for us to understand community values
- Prepare Discussion Paper and Policy Alternatives Paper
- Public Open House in Sept. 2017 to identify policy options

Thank you!

- Questions and Answers

