

and shall not compromise the ability of the Region to achieve the minimum *greenfield density target* and *intensification* targets, and other objectives of this Plan.

**5.7.17.5** Direct the Town of Caledon to consider new estate residential *development* only in the Palgrave Estate Residential Community or on other lands already committed for estate residential *development* as identified in its official plan, provided that such *development*:

- a) is compatible with the rural *landscape* and surrounding uses;
- b) *protects* the natural environment;
- c) is a logical extension of an existing estate area and servicing system;
- d) occurs in a phased manner; and
- e) has the necessary water and sewer *services*, taking into account consideration of financial and physical capabilities, and the suitability and availability of municipal servicing.

### **5.7.18 Rural Settlement Areas**

*Rural Settlement Areas* as designated on Schedule D-1 comprise Villages, Hamlets and Industrial/Commercial Centres located within the Rural System, and are identified in local municipal official plans, the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan. Villages and Hamlets are vibrant rural communities, generally based on historic centres, which provide predominantly lower density housing and provide services to the surrounding area. Industrial/Commercial Centres provide, at a small scale, opportunities for industrial and commercial development.

#### **Objectives**

**5.7.18.1** To preserve and enhance the distinct character, attributes and heritage of *Rural Settlement Areas*, including the conservation of *cultural heritage resources*.

**5.7.18.2** To add to the diversity of lifestyle choices in the Rural System.

**5.7.18.3** To provide appropriate opportunities for economic development in *Rural Settlement Areas*.

#### **Policies**

**5.7.18.4** Designate *Rural Settlement Areas* on Schedule D-1.

**5.7.18.5** Direct the Town of Caledon to identify and designate *Rural Settlement Areas* and boundaries in its official plan.

**5.7.18.6** Direct the Town of Caledon to plan for *Rural Settlement Areas* consistent with the policies in this Plan and, if applicable, the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Growth Plan.

**5.7.18.7** Consider *development in Rural Settlement Areas*, as designated in the Town of Caledon Official Plan, consistent with the policies in this Plan and, if applicable, the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Growth Plan.

**5.7.18.8** Only permit an expansion to the boundary of a *Rural Settlement Area* in accordance with Policies 5.4.14 and 5.5.7 and, where applicable, the requirements of the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, the Lake Simcoe Protection Plan, the Greenbelt Plan and the Growth Plan.

**5.7.18.9** Notwithstanding Policy 5.7.18.8, permit an expansion to the Caledon Village Settlement Area for 'O' Charleston Side Road (legally known as Part Lot 15, Concession 1 West of Hurontario Street as in CA25689; Part Lot 15, Concession 1 West of Hurontario Street as in RO1026452, Town of Caledon) and 2785 Charleston Side Road (legally known as Part of Lot 15 Concession 1 West of Hurontario Street, formerly Township of Caledon as in CA25689 and RO1026452; Town of Caledon), without the need for a Region of Peel Official Plan Amendment, subject to the results of a local official plan amendment undertaken as part of a mineral aggregates rehabilitation plan in accordance with provincial policy and the policies of this Plan including the rural settlement expansion requirements as outlined in the Greenbelt Plan and Growth Plan. Reports and studies supporting the local official plan amendment must demonstrate that the proposed expansion would not preclude or hinder the expansion or continued use of adjacent mineral aggregate operations or the establishment of new operations within adjacent High Potential Mineral Aggregate Resource Area and would not be incompatible for reasons of public health, public safety or environmental impact.

**5.7.18.10** Notwithstanding Policy 5.7.18.8, permit an expansion to the Inglewood Settlement Area for the specific properties listed in this policy, without the need for a Region of Peel Official Plan Amendment, subject to the results of a local official plan amendment undertaken in accordance with provincial policy and the policies of this Plan including the rural settlement expansion requirements as outlined in the Greenbelt Plan and Growth Plan. Reports and studies supporting the local official plan amendment must demonstrate the tests of this Plan and provincial plans have been met.

The properties this policy applies to are as follows:

- 15344 Hurontario St (legally known as Part Lot 34, Concession 1 West of Hurontario Street, formerly Township of Chinguacousy as in RO908656, Town of Caledon)

- 2949 Olde Base Line Rd (legally known as Part of Lot 34 Concession 1 West of Hurontario Street, formerly Township of Chinguacousy as in RO1060998, Town of Caledon)
- 15400 Hurontario St (legally known as Part of Lot 34 Concession 1 West of Hurontario Street, formerly Township of Chinguacousy as in RO709483, Town of Caledon)
- 2939 Olde Base Line Rd (legally known as Part of Lot 34 Concession 1 West of Hurontario Street, formerly Township of Chinguacousy as in RO1073912, Town of Caledon)
- 15352 Hurontario St (legally known as Part of Lot 34 Concession 1 West of Hurontario Street, formerly Township of Chinguacousy as in RO780618, Town of Caledon)
- 15380 Hurontario St (legally known as Part of Lot 34 Concession 1 West of Hurontario Street, formerly Township of Chinguacousy as in RO581288, Town of Caledon)
- 2973 Olde Base Line Rd (legally known as Part of Lot 34 Concession 1 West of Hurontario Street, formerly Township of Chinguacousy as in RO1128687, Town of Caledon)

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**5.7.18.11** Notwithstanding Policy 5.7.18.8, permit an expansion to the Palgrave Village Settlement Area for 8575 Patterson Sideroad (legally known as Part of Lot 25, Concession 6, formerly Township of Albion, Town of Caledon designated as Parts 1 and 2 on Plan 43R-5882), without the need for a Regional Official Plan Amendment, subject to approval of an amendment to the Oak Ridges Moraine Conservation Plan Land Use Designation Map in Ontario Regulation 140/02 by the Province and a local official plan amendment which demonstrates that:

- a) the proposed expansion will be for the purpose of providing *affordable housing* or *supportive housing*, geared towards seniors; and
- b) the requirements for settlement expansion as outlined in the Oak Ridges Moraine Conservation Plan and Growth Plan have been met.

### 5.7.19 Rural Lands

The *Rural Lands* consist of those lands in the Rural System outside of the *Prime Agricultural Area*, the Palgrave Estate Residential Community, and *Rural Settlement Areas*. *Rural Lands* contain existing, and support new, agricultural operations and provide important linkages among the *Prime Agricultural Areas*, maintaining the continuity of the agricultural land base.

