

TOWN OF CALEDON
PLANNING
RECEIVED

October 17th, 2025

AMENDMENT NO. XXX
TO THE OFFICIAL PLAN FOR
THE TOWN OF CALEDON PLANNING AREA

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. [BL-XXXX-XX]

A By-law to adopt Amendment No. XXX to the Official Plan for the Town of Caledon

WHEREAS the Council of the Corporation of the Town of Caledon, in accordance with the provisions of the Planning Act, R.S.O. 1990, as amended, HEREBY ENACTS AS FOLLOWS:

- 1. Amendment No. XXX to the Official Plan for the Town of Caledon Planning Area shall be and is hereby adopted.

Read three times and finally passed in open Council this [xx] day of [xxxx], [xxxx]

Annette Groves, Mayor

Patrick Trafford, Acting Clerk

THE CONSTITUTIONAL STATEMENT

- PART A - THE PREAMBLE - does not constitute part of this amendment.
- PART B - THE AMENDMENT - consisting of the following text and Schedule "A1, B, F, J, K, L, O, and S", Figure "1", Figure "19" and Appendix "I-III" (inclusive) constitutes Amendment No. XXX of the Town of Caledon Official Plan.

AMENDMENT NO. XXX
OF THE TOWN OF CALEDON OFFICIAL PLAN

PART A - THE PREAMBLE

Purpose of the Amendment:

The purpose of this Amendment is to amend the Official Plan to expand the Mayfield West Rural Service Centre, to include the lands in the Settlement Boundary 2031 with policy amendments to the Secondary Plan, designate the lands for Prestige Industrial, Special Policy Area, and Environmental Policy Area purposes, and include site-specific policies to govern the development of lands within this area.

Location:

The lands subject to this Amendment are located on the west side of Heart Lake Road between Old School Road and Abbotside Way. The lands comprise an area of 50.87 hectares (125.69 acres). They are legally described as PIN: 142355845 - PT LOT 20 & PT LOT 21, CON 2 EHS (CHING) Described AS PTS 2 AND 3, 43R34533 EXCEPT PART 1, 43R37613 & PART 1, 43R37614; SUBJECT TO AN EASEMENT IN GROSS OVER PT 1 43R37112 AS IN PR2951902; SUBJECT TO AN EASEMENT IN GROSS OVER PT 2 43R37613 AS IN PR3155228; SUBJECT TO AN EASEMENT IN GROSS OVER PT 2 43R37614 AS IN PR3155228; TOWN OF CALEDON; and PIN: 142350668 - PT LT 20 CON 2 EHS CHINGUACOUSY, Described as PTS 1, 2 & 3, 43R20767; CALEDON; Regional Municipality of Peel. The property is municipally known as 12506 and 12698 Heart Lake Road and is located in the Town of Caledon.

Basis:

The basis for this Amendment is contained in Staff Report _____, as adopted by Council on [date of Council Meeting]. The applicant, Tribal Development Management Services Inc. on behalf Livingston LP, has requested an amendment to the Town of Caledon Official Plan to permit Prestige Industrial and Special Policy Area and Environmental Policy Area uses on the subject properties in order to facilitate the construction of warehousing and industrial operations comprised of multiple buildings and a stormwater management facility.

The subject properties are located within the “Prime Agricultural Area”, “Environmental Policy Area”, and “Greenbelt Area” designations of the Town of Caledon Official Plan. The applicant is proposing to amend the Official Plan to bring the subject properties into the Town’s Settlement Area Boundary and the Mayfield West Rural Service Centre in alignment with the Regional Official Plan.

The applicant has submitted Official Plan Amendment and Zoning By-law Amendment Applications including various technical studies in support of the proposed amendment and development applications.

The proposed Official Plan Amendment is to amend the Official Plan to expand the Mayfield West Rural Service Centre, to include the lands in the Settlement Boundary 2031 with policy amendments to the Secondary Plan, designate the lands for Prestige Industrial, Special Policy Area, and Environmental Policy Area purposes, and include site-specific policies to govern the development of lands within this area.

Planning staff has reviewed this application and is of the opinion that the amendment is consistent with the Provincial Planning Statement and conforms to the Provincial Plans, Region of Peel Official Plan and Town of Caledon Official Plan. The applications have been circulated to internal departments and external agencies, and a public meeting pursuant to the *Planning Act* was held X.

PART B - THE AMENDMENT

This part of the document, entitled "Part B - The Amendment", and consisting of the following text constitutes Amendment No. 279 of the Town of Caledon Official Plan.

Details of the Amendment

The Town of Caledon Official Plan is amended as follows:

1. Section 7.12. is amended by adding the following subsection 7.12.XX
- 7.12.XX.

Mayfield West Secondary Plan Special Policy Area X
- 7.12.XX.1

Notwithstanding section 7.12.1, 7.12.2, 7.12.4.5, 7.12.12.1.3 and 7.12.12.1.11 an additional 42.9 hectares (106.01 acres) of employment generating land uses are located in the Mayfield West Secondary Plan Special Policy Area X. The boundaries of the Special Policy Area X are shown on Schedule B of the Plan and are legally described as PIN: 142355845 - PT LOT 20 & PT LOT 21, CON 2 EHS (CHING) Described AS PTS 2 AND 3, 43R34533 EXCEPT PART 1, 43R37613 & PART 1, 43R37614; SUBJECT TO AN EASEMENT IN GROSS OVER PT 1 43R37112 AS IN PR2951902; SUBJECT TO AN EASEMENT IN GROSS OVER PT 2 43R37613 AS IN PR3155228; SUBJECT TO AN EASEMENT IN GROSS OVER PT 2 43R37614 AS IN PR3155228; TOWN OF CALEDON; and PIN: 142350668 - PT LT 20 CON 2 EHS CHINGUACOUSY, Described as PTS 1, 2 & 3, 43R20767; CALEDON; Regional Municipality of Peel.
- 7.12.XX.2.

Notwithstanding section 7.12.3.8 of the Plan, the development of the site servicing and stormwater system shall be in accordance with the final scoped Local Subwatershed Study, and the final Functional Servicing and Stormwater Management Report, to the satisfaction of the Town of Caledon, Toronto and Region Conservation Authority, and Region of Peel.
- 7.12.XX.3.

Notwithstanding Section 7.12.5. of the Plan, the following studies provide direction and guidance with regard to the implementing policies of Special Policy Area X:

a) Functional Servicing Report and Stormwater Management Report;

b) Site Water Balance Assessment;

c) Noise Report;

d) Planning Justification Report;

e) Transportation Impact Study;

f) Community Design Guideline;

g) Cultural Heritage Impact Statement;

h) Archaeological Assessments completed in accordance with current Provincial guidelines to the satisfaction of the Town and Ministry of Citizenship and Multiculturalism; and,

i) Fiscal Impact Study

j) Arborist Report and Tree Preservation Plan.
- 7.12.XX.4

The lands designated Special Policy Area C will conform with policies found in Section 7.12.12.4.2
- 7.12.XX.4.1

Notwithstanding section 7.12.12.4.2.b, Class I or Class II industrial use, where supported by a noise study to the satisfaction of the Town of Caledon, shall be permitted.

- | | |
|-------------|---|
| 7.12.XX.4.2 | Notwithstanding section 7.12.12.4.2.d, Assembling and packaging operations; and, Warehousing and wholesale operations may be permitted subject to submission of necessary technical studies confirming their operation as a Class I Industrial or Class II Industrial use. |
| 7.12.XX.5 | The following policies apply to the lands designated Prestige Industrial: |
| 7.12.XX.5.1 | Notwithstanding Section 5.5.4.1 of the Plan, Cold Storage Warehouse, Training Facility, Data Centre, and Knowledge and Innovation Uses shall be permitted. |
| 7.12.XX.5.2 | Notwithstanding Section 5.5.4.3 the development of Prestige Industrial Areas will not require a secondary plan and will not require a subdivision or condominium plan. A site plan will be required to be prepared in accordance with the policies of this plan. |
| 7.12.25.6 | Notwithstanding Section 7.12.12.1.6. c) of the Plan, the maximum permitted height for a warehouse building shall be 35 metres and the maximum permitted height for a Cold Storage Building shall be 45 metres. |
| 7.12.XX.7 | Minor adjustments to the boundaries of the EPA in the Plan Area may be considered subject to the scoped Local Subwatershed Study, and approval by the Town, Region of Peel, Toronto Region Conservation Authority or the Province. Minor adjustments to the boundaries of the EPA in the Plan Area will be permitted without requiring an amendment to this Plan. |
-
2. Schedule “A”, Town of Caledon Land Use Plan of the Town of Caledon Official Plan shall be amended to reflect the limits of the revised Mayfield West Secondary Plan Settlement Area and Environmental Policy Area in accordance with Schedule “A” attached hereto.
 3. Schedule “A1”, Town of Caledon Town Structure of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Mayfield West Rural Service Centre in accordance with Schedule “B” attached hereto.
 4. “Schedule B” Mayfield West Land Use Plan of the Town of Caledon Official Plan shall be amended for the lands described as Part of Lots 20 and 21, Concession 2 East of Hurontario Street (Geographic Township of Chinguacousy); Town of Caledon; Regional Municipality of Peel, from Prime Agricultural to Prestige Industrial, Special Policy Area C, and Environmental Policy Area, in accordance with Schedule “C” attached hereto.
 5. Schedule “F”, Rural Estate Residential Areas of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Mayfield West Settlement Area in accordance with Schedule “D” attached hereto.
 6. Schedule “J”, Long Range Road Network of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Mayfield West Settlement in accordance with Schedule “E” attached hereto.
 7. Schedule “K”, Road Right-of-Way Widths of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Mayfield West Settlement Area in accordance with Schedule “F” attached hereto.
 8. Schedule “L”, Chpmara Prioritization Plan of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Mayfield West Settlement Area in accordance with Schedule “G” attached hereto.
 9. Schedule “O”, Wellhead Protection Areas of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Mayfield West Settlement Area in accordance with Schedule “H” attached hereto.
 10. Schedule “S”, The Greenbelt in Caledon of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Mayfield West Settlement Area in accordance with Schedule “I” attached hereto.
 11. Appendix “I”, Niagara Escarpment Plan of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Mayfield West Settlement Area in accordance with Schedule “J” attached hereto.
 12. Appendix “II”, Aggregate Resource Areas of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Mayfield West Settlement Area in accordance with Schedule “K” attached hereto.

13. Appendix “III”, Community Improvement Plan Project Areas of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Mayfield West Settlement Area in accordance with Schedule “L” attached hereto.
14. Figure “1”, Growth Plan Policy Areas in Caledon of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Mayfield West Designated Greenfield Area in accordance with Schedule “M” attached hereto.
15. Figure “19”, GTA West Preliminary Route Planning Study Area in the Plan Area of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Mayfield West Rural Service Centre in accordance with Schedule “N” attached hereto.

Implementation and Interpretation

The implementation and interpretation of this Amendment shall be in accordance with the policies of the Town of Caledon Official Plan.



Schedule A1

TOWN OF CALEDON

TOWN STRUCTURE

Greenbelt Designations

- Greenbelt Plan Area
- Greenbelt Plan Protected Countryside Designation
- Niagara Escarpment Plan Area
- Oak Ridges Moraine Conservation Plan Area

- Agricultural and Rural Area of the Growth Plan
- Mayfield West Study Area Boundary
- Coulterville Special Study Area
- Palgrave Estate Residential Community
- Lake Simcoe Protection Plan Area

- Rural Service Centre
- Village
- Hamlet
- Industrial/Commercial Centre

- Provincial Road
- Regional Road
- Local Road
- Railway

Base Data Source: Town of Caledon

0 0.5 1 2 3 4 5 km



Greenbelt Plan - MNR 28 February 2005
(retroactive 16 December 2004)

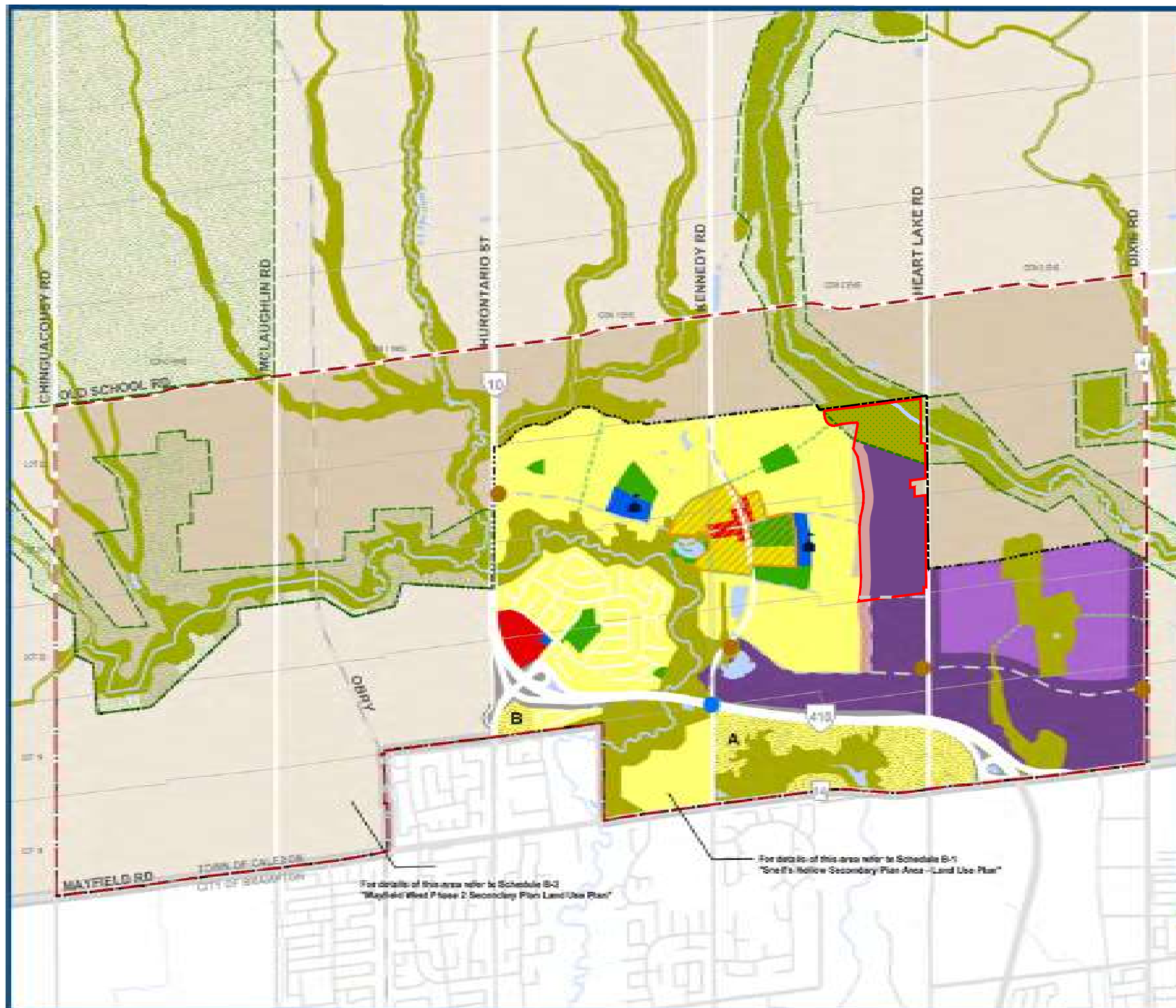


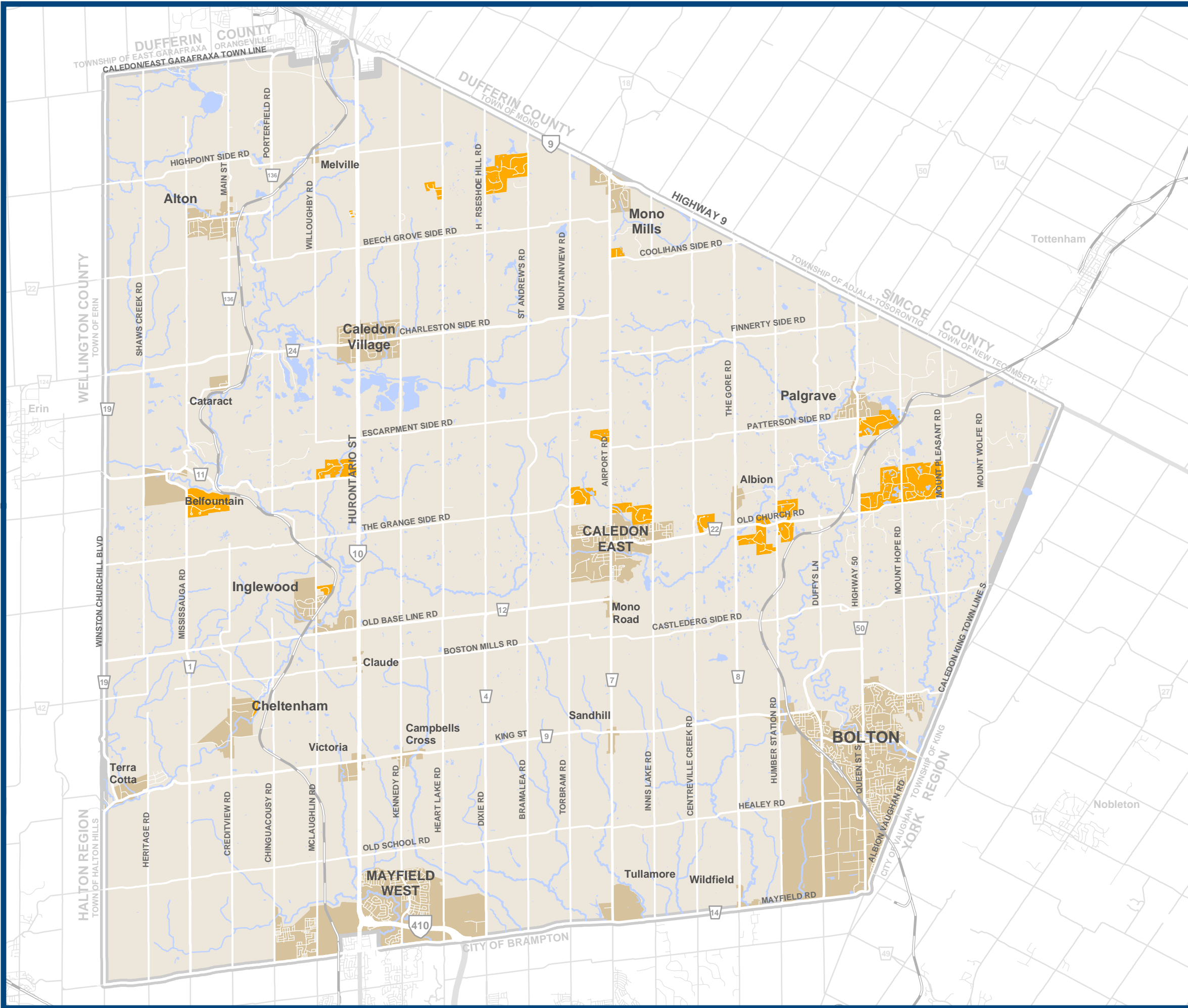
Proposed Schedule B MAYFIELD WEST LAND USE PLAN


- Prime Agricultural Area
- Residential Area
- Residential Policy Area
- Environmental Policy Area
- Open Space Policy Area
- General Commercial
- Institutional
- Mixed High/Medium Density Residential
- Special Policy Area
- Prestige Industrial
- General Industrial
- Highway Right-of-Way
- Village Centre Area
- Settlement Boundary 2031
- Mayfield West Study Area
- Boundary of Greenbelt Plan Area
- Greenway Corridor
- Lot and Concession Lines
- Elementary School
- Gateway Feature
- Potential Future Interchange
- Conceptual Road Network
- Provincial Road
- Regional Road
- Local Road
- Railway
- Lands Subject to Official Plan Amendment



Base Data Source: Town of Caledon







Schedule F

RURAL ESTATE RESIDENTIAL AREAS

Rural Estate Residential Area

Settlement Area

Provincial Road

Regional Road

Local Road

Railway

Base Data Source: Town of Caledon

0

0.5

1


2

3

4

5

km



March 2024 Office Consolidation



Schedule J

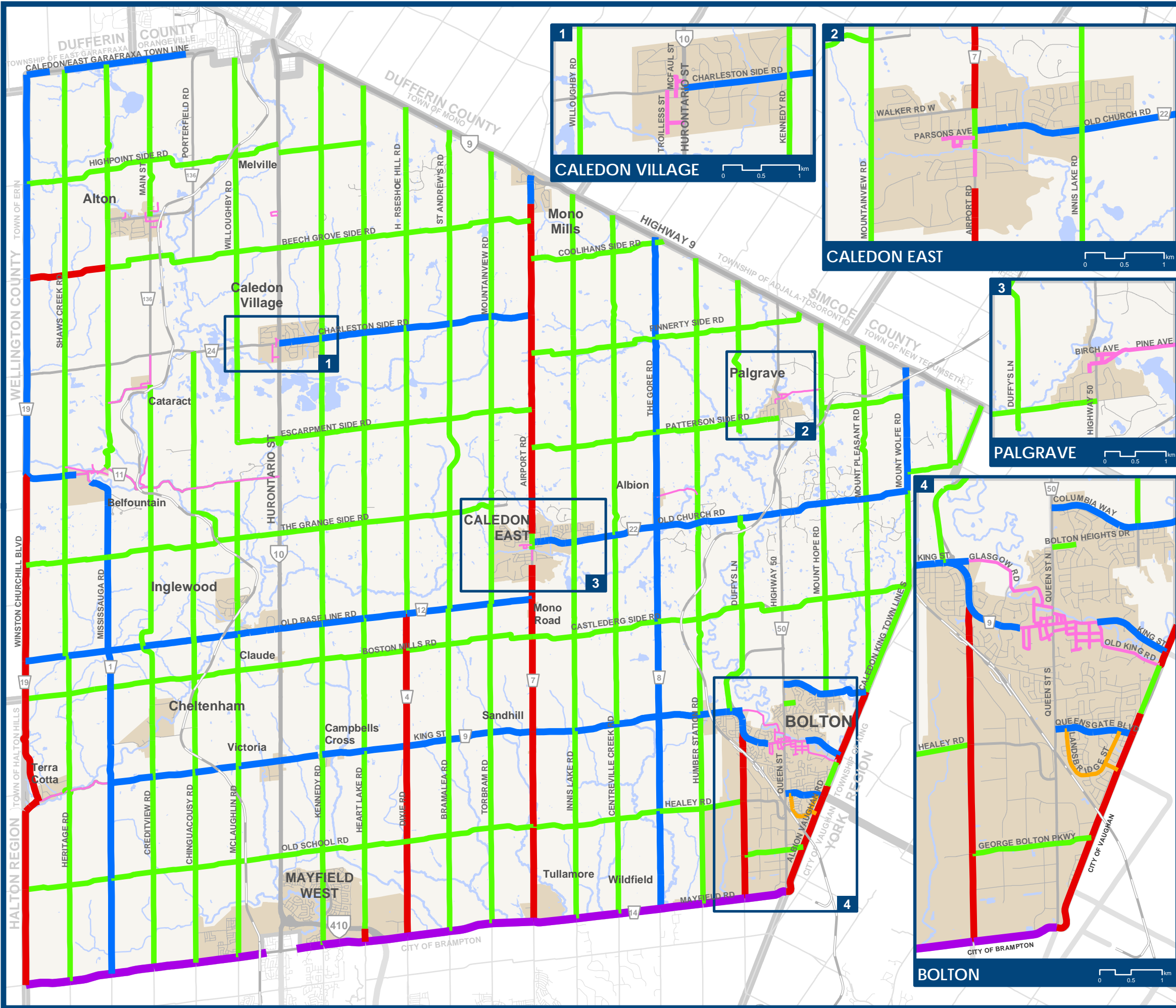
LONG RANGE ROAD NETWORK


- Provincial Freeway
 - High Capacity Arterial
 - Medium Capacity Arterial
 - Low Capacity Arterial
 - Collector
 - East-West Industrial Collector
 - Local
 - Trailway
 - Proposed Bolton Arterial Route (BAR)
-
- Transportation Study Area
 - Settlement
-
- Provincial Road
 - Regional Road
 - Railway

Base Data Source: Town of Caledon

0 0.5 1 2 3 4 5 km







Schedule K

ROAD RIGHT-OF-WAY WIDTHS

50 Metre


36 Metre


30 Metre


26 Metre


22 Metre


20 Metre

 Settlement Area

 Provincial Road


 Regional Road

 Local Road

 Railway

Base Data Source: Town of Caledon

0 0.5 1 2 3 4 5 km



March 2024 Office Consolidation



Schedule L

CHPMARA

PRIORITIZATION PLAN

- CHPMARA (Sand & Gravel)
- CHPMARA (Bedrock Resource)
- CHPMARA Aggregate Resource Lands
- CHPMARA Aggregate Reserve Lands
- Oak Ridges Moraine Conservation Plan Area
- Licensed Pit/Quarry
- Settlement Area
- Provincial Road
- Regional Road
- Local Road
- Railway

RESOURCE AREAS

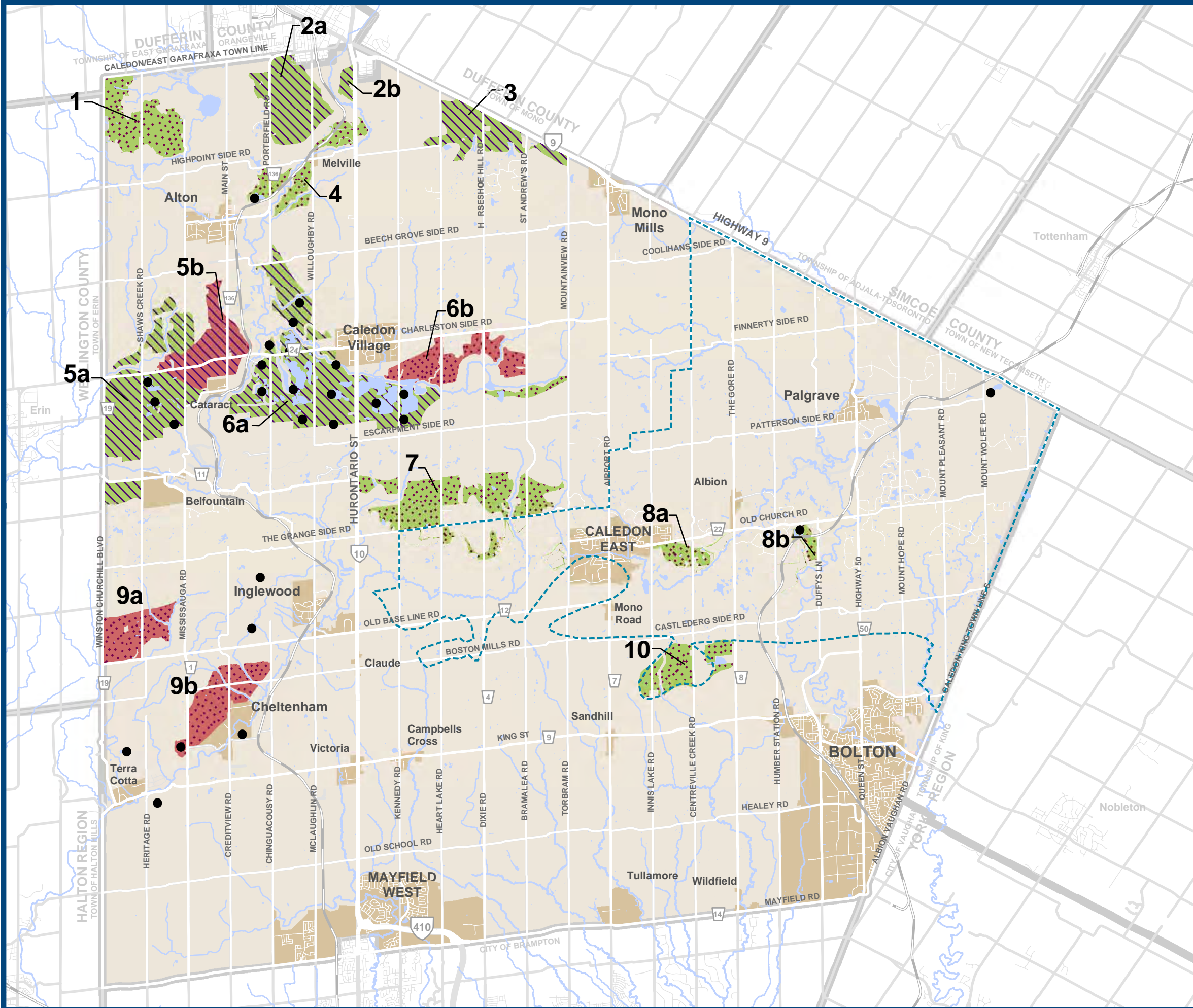
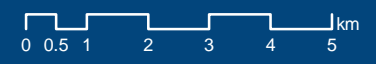
- Alton West
- Orangeville
- Mono Mills
- Melville
- 5a. Belfountain (Sand & Gravel)
- 5b. Belfountain (Bedrock Resource)
- 6a. Caledon (Sand & Gravel)
- 6b. Caledon (Bedrock Resource)
- Grange
- Caledon East/Centreville
- Inglewood
- Humber

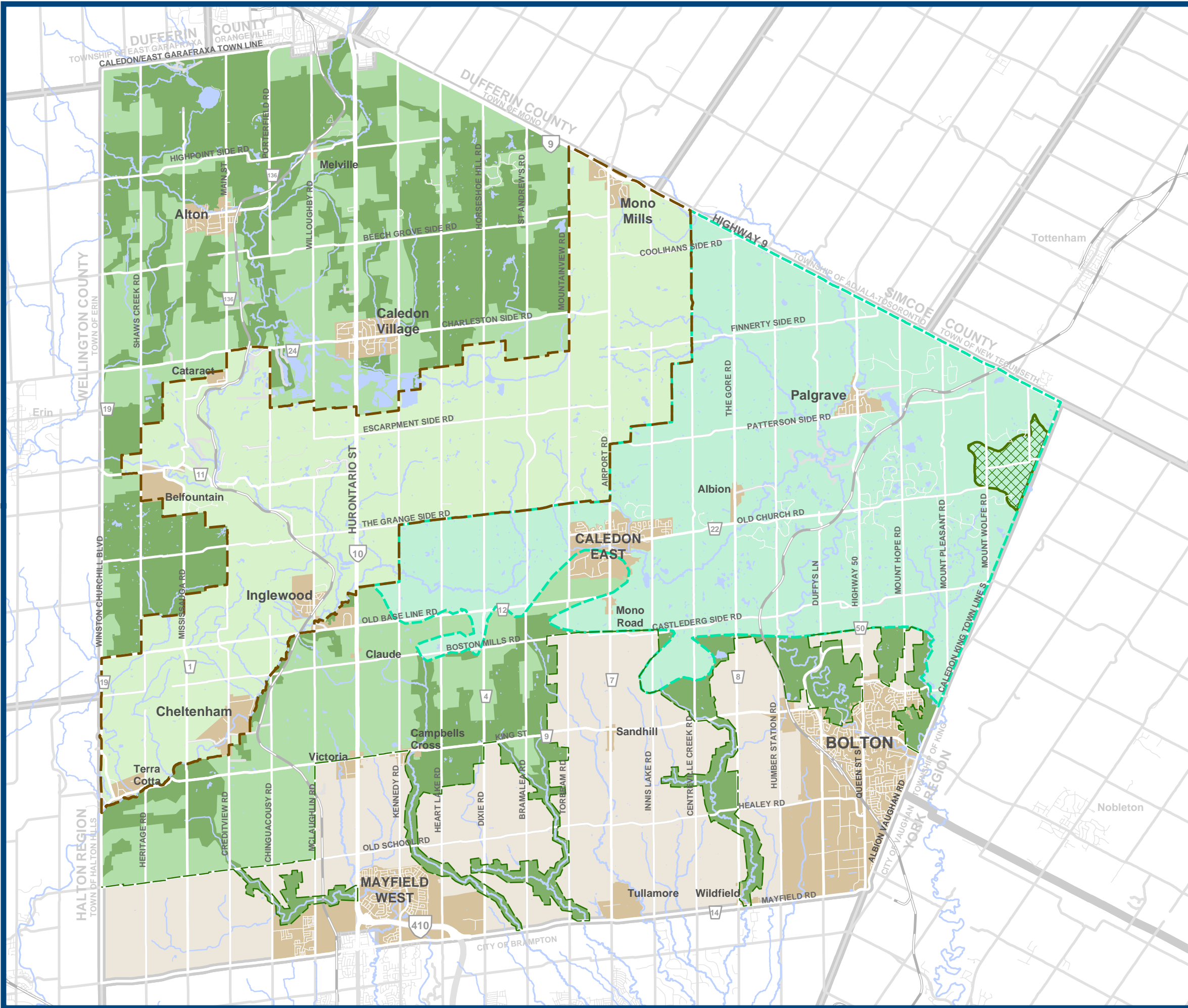
NOTE:
This Schedule represents the unofficially consolidated Official Plan Schedule as of 15 September 2013.


If necessary, reference should be made to the Town of Caledon Development Approval and Planning Policy Department or the Town Clerk for confirmation of current approved policies.

Information outside of the Town of Caledon is shown for illustrative purposes or to display inter-regional linkages.

Base Data Source: Town of Caledon, Greenbelt Plan 2005




















Schedule S

THE GREENBELT IN CALEDON

-  Boundary of Greenbelt Plan Area
-  Greenbelt Plan Protected Countryside
-  Greenbelt Plan Natural Heritage System
-  Niagara Escarpment Plan Area
-  Oak Ridges Moraine Conservation Plan Area
-  Lake Simcoe Protection Plan Area
-  Settlement Area
-  Provincial Road
-  Regional Road
-  Local Road
-  Railway

Base Data Source: Town of Caledon, Greenbelt Plan 2005





Appendix I

NIAGARA ESCARPMENT PLAN

- Niagara Escarpment Plan Area
- Escarpment Natural Area
- Escarpment Protection Area
- Escarpment Rural Area
- Mineral Resource Extraction Area
- Escarpment Recreation Area
- Minor Urban Centre
- Public Land (In Parks & Open Space System)
- Settlement Area
- Provincial Road
- Regional Road
- Local Road
- Railway

NOTE:
Produced by the Town of Caledon under licence with the Niagara Escarpment Commission. The Niagara Escarpment Commission Plan is, from time to time, subject to change through interpretations and amendment under the Niagara Escarpment Planning and Development Act. The Niagara Escarpment Plan designations and boundaries shown on this map are approximate and subject to confirmation through site inspection and the application of the "Interpretation of Boundaries" section of the Niagara Escarpment Plan. The Niagara Escarpment Plan maps are approved at 1:50,000 scale and that is the scale at which this data should be interpreted. Reference must be made to the approved Niagara Escarpment Plan and amendments for complete and up-to-date information. This map is not a legal document and may contain errors or emissions.

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Data Sources: Niagara Escarpment Commission, Ministry of Natural Resources and Forestry, Town of Caledon

Base Data Source: Town of Caledon





Appendix II

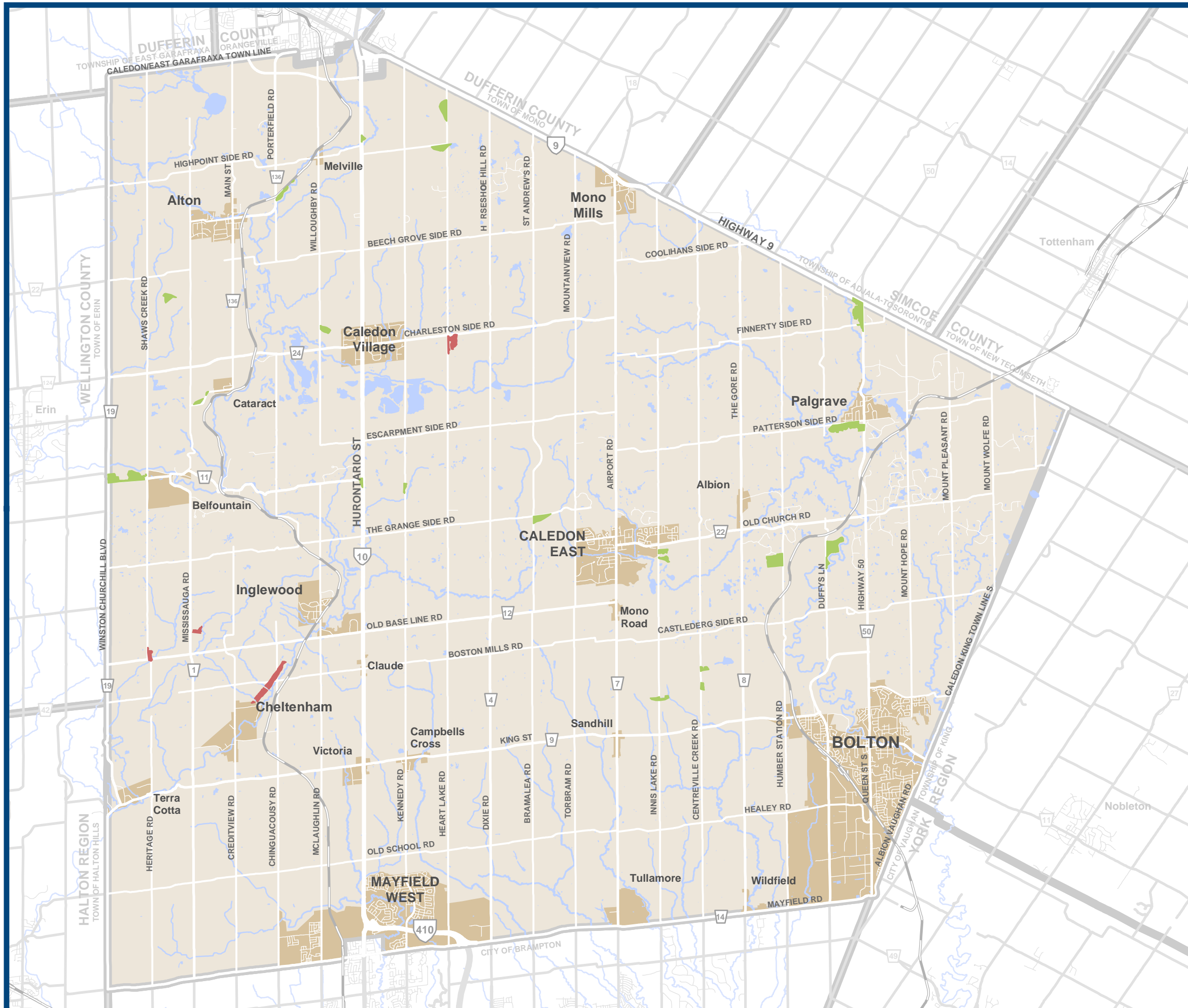
AGGREGATE RESOURCE FRAGMENTS

- Sand & Gravel Resource Fragment
- Bedrock Resource Fragment
- Settlement Area

- Provincial Road
- Regional Road
- Local Road
- Railway

Base Data Source: Town of Caledon

0 0.5 1 2 3 4 5 km





Appendix III

COMMUNITY IMPROVEMENT PLAN AREAS

- Community Improvement Plan Project Area
- Settlement Area

- Provincial Road
- Regional Road
- Local Road
- Railway

Base Data Source: Town of Caledon

0 0.5 1 2 3 4 5 km

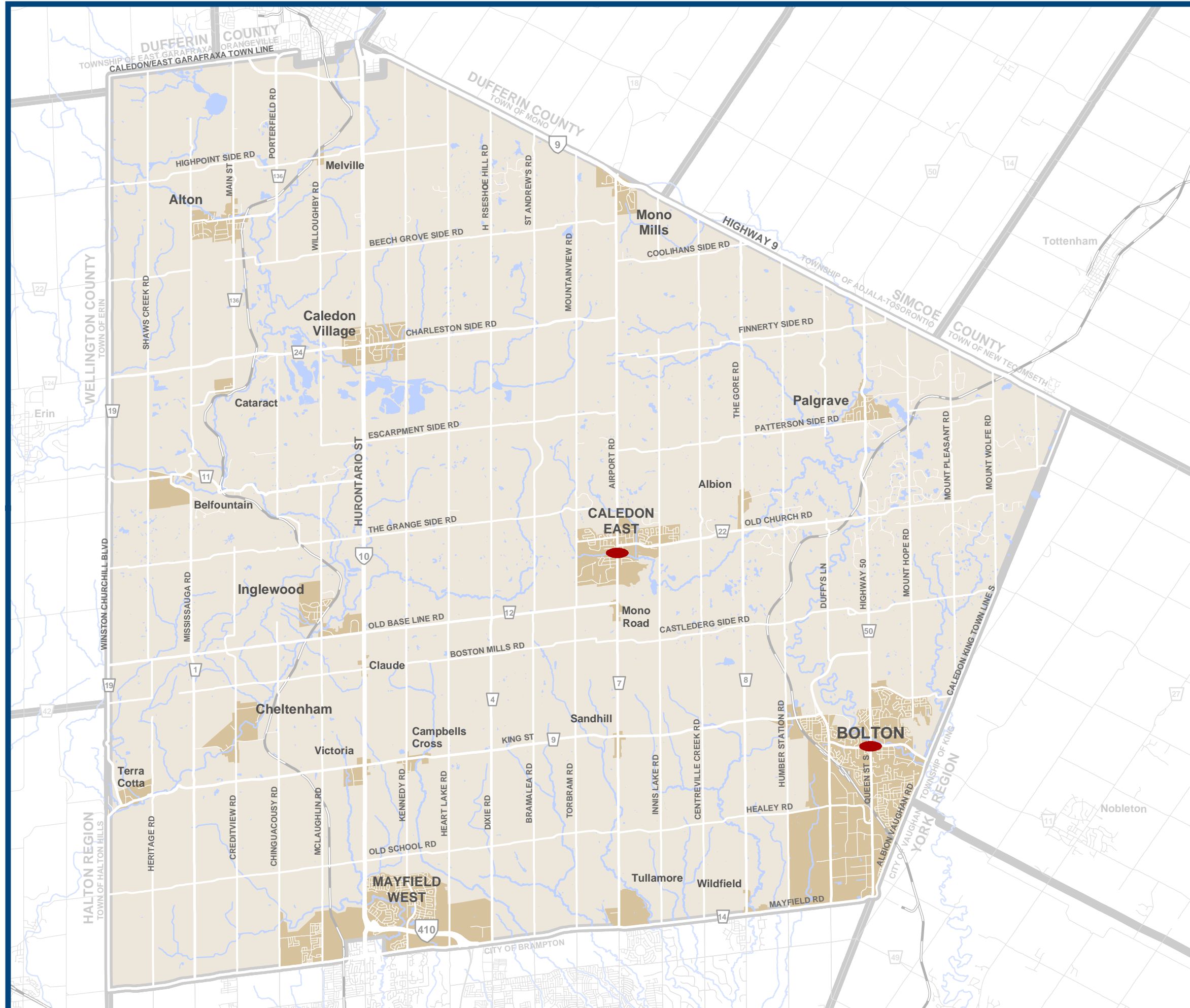




Figure 1
GROWTH PLAN POLICY
AREAS IN CALEDON

- Greenbelt Plan Area
- Palgrave Estate Residential Community
- Delineated Built-Up Area
- Settlement with Undelineated Built-Up Area
- Designated Greenfield Area
- Agricultural and Rural Area
- Major Transit Study Area

- Provincial Road
- Regional Road
- Local Road
- Railway

Base Data Source: Town of Caledon

0 0.5 1 2 3 4 5 km

