

March 11, 2021

TOWN OF CALEDON
PLANNING
RECEIVED
March 17, 2021

AMENDMENT NO. _____

TO THE OFFICIAL PLAN FOR
THE TOWN OF CALEDON PLANNING AREA

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. _____

A By-law to adopt Amendment No. ____ 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. ____ 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 ____ day of _____, _____

Alan Thompson, Mayor

Carey deGorter, 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 "A" constitutes Amendment No. _____ of the Town of Caledon Official Plan.

AMENDMENT NO. _____

OF THE TOWN OF CALEDON OFFICIAL PLAN

PART A - THE PREAMBLE

Purpose of the Amendment:

The purpose of this Amendment is to amend Schedule "A" Land Use Plan of the Town of Caledon Official Plan by redesignating the lands subject to this Amendment from Prime Agricultural Area to:

- a) Prestige Industrial

Location:

The lands subject to this Amendment, as indicated on the attached Schedule "A", are municipally known as 12035 Dixie Road. The legal description of the lands is Pt Lt 18, Conc 4 Ehs Chinguacousy As In Ro1055677 S&e Ch25744 & Pts 1 To 14, 16 To 26, 43r20417 & Pts 9, 10 & 11, Exprop.pl Pr1385233; S/t Ch21926, Pt Lt 19 Con 4 Ehs Chinguacousy Pts 1, 2, 3 43r16437; T/w Ro883253, and Pt Lt 19 Con 4 Ehs Chinguacousy As In Ro811026; Except 29, 30, 33 & 34 43r20417, Pt 1 & 2 43r16098 & Pt 4 43r16437, Town of Caledon, Regional Municipality of Peel.

Basis:

The basis for this Amendment is contained in Planning Report PD _____, as adopted by Council on _____. The applicant, Tribal Partners Canada Inc., has requested an amendment to the Town of Caledon Official Plan to permit General Industrial uses on the property in order to facilitate the construction of a development with employment and industrial uses. In support of the application, the applicant submitted the following reports:

- **Agricultural Impact Assessment**, *Clark Consulting Services Inc.*
- **Arborist Report**, *Canopy Consulting*
- **Archaeological Assessment (Stage 1 & 2)**, *Irvin Heritage Inc.*
- **Cultural Heritage Impact Assessment**, *Stantec Consulting*
- **Comprehensive Environmental Impact Study Management Plan**, *WSP Canada Inc.*
- **Economic Benefits Study**, *urbanMetrics Inc.*
- **Environmental Site Assessment (Phase 1 & 2)**, *MTE Consultants Inc.*
- **Fluvial Geomorphological Assessment, Erosion Hazard Delineation and Channel Design Report**, *Geomorphix Inc.*
- **Functional Servicing Report**, *WSP Canada Inc.*
- **Geotechnical Study**, *MTE Consultants Inc.*
- **Hydrogeological Impact Assessment**, *MTE Consultants Inc.*
- **Naturalized Channel Design Report**, *WSP Canada Inc.*
- **Noise & Vibration Study**, *SLR Consultants Inc.*
- **Planning Justification Report**, *Armstrong Planning & Project Management*
- **Stormwater Management Report**, *WSP Canada Inc.*
- **Traffic Impact Study**, *LEA Group*
- **Urban Design Brief**, *Baldassarra Architects*

The proposed amendment to the Official Plan to permit a significant employment opportunity within the Town is consistent with the objectives established in the Strategic Direction and General Policies of the Official Plan. The location of an employment hub adjacent to Mayfield West Secondary Plan Area addresses an identified need for employment uses and jobs within the Town of Caledon and Region of Peel.

PART B - THE AMENDMENT

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

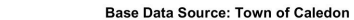
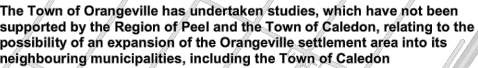
Details of the Amendment

The Town of Caledon Official Plan is amended as follows:

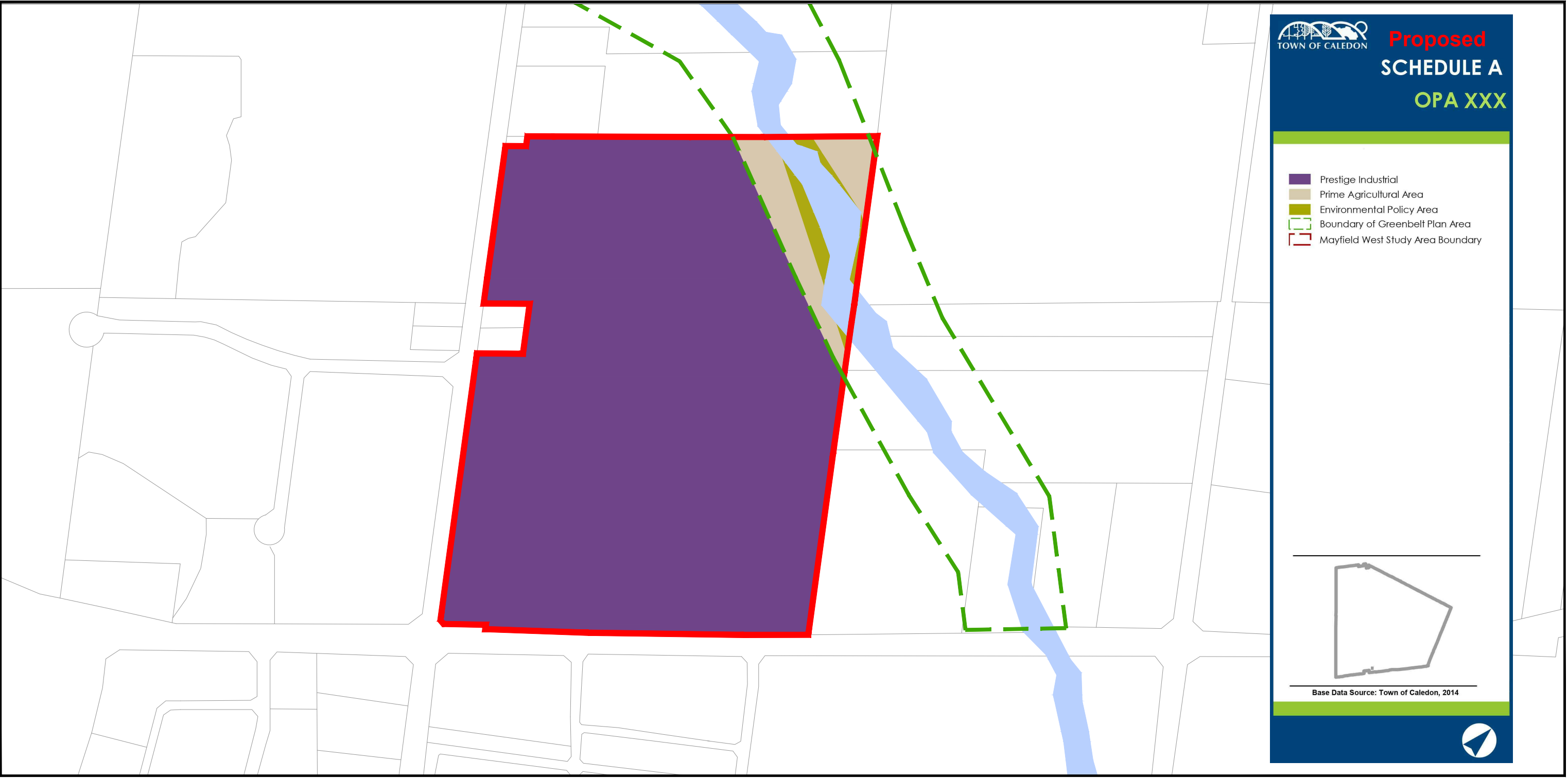
1. "Schedule A" Land Use Plan of the Town of Caledon Official Plan shall be amended for the lands described as Pt Lt 18, Conc 4 Ehs Chinguacousy As In Ro1055677 S&e Ch25744 & Pts 1 To 14,16 To 26, 43r20417 & Pts 9,10 & 11, Exprop.pl Pr1385233; S/t Ch21926, Pt Lt 19 Con 4 Ehs Chinguacousy Pts 1, 2, 3 43r16437; T/w Ro883253, and Pt Lt 19 Con 4 Ehs Chinguacousy As In Ro811026; Except 29, 30, 33 & 34 43r20417, Pt 1 & 2 43r16098 & Pt 4 43r16437, Town of Caledon, Regional Municipality of Peel, from Prime Agricultural to Prestige Industrial, in accordance with Schedule "A" 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.



Source: Town of Caledon Official Plan (2018), Armstrong Planning & Project Management



Proposed Town of Caledon Official Plan Amendment

12035 Dixie Road, Caledon ON

 12035 Dixie Road

Source: Town of Caledon Official Plan (2018), Armstrong Planning & Project Management

DATE
MAR 2021



armstrong
planning | project management