

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 12505 Heart Lake Road. The legal description of the lands is Part of Lot 20, Concession 3 East of Hurontario Street, Geographic Township of Chinguacousy, County of Peel, Now in the 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, Caledon HL Developments Inc. has requested an amendment to the Town of Caledon Official Plan to permit Prestige Industrial uses on the property in order to facilitate the construction of a of a development with employment and industrial uses. In support of the application, the applicant submitted the following reports:

- **Planning Justification Report**, *IBI Group Professional Services*
- Erosion and Sediment Control Plan, *EXP Services Inc.*
- Stormwater Management and FSR, *EXP Services Inc.*
- Geotechnical Study, *EXP Services Inc.*
- Phase One ESA, *EXP Services Inc.*
- Hydrogeological Impact Assessment, *EXP Services Inc.*
- Noise Study, *Aercoustics Engineering Ltd.*
- Transportation Impact Study, *IBI Group Professional Services*
- Cultural Heritage Impact Statement, *Wood Environment & Infrastructure Solutions Canada Ltd.*
- Stage 1-2 Archeological Assessment, *Archaeological Services Inc.*
- Comprehensive Environmental Impact Study and Management Plan, *Myler Ecological Consulting.*

The proposed amendment to the Official Plan to permit an industrial warehousing development within the Town is consistent with the objectives established in the Strategic Direction and General Policies of the Official Plan. The location of an industrial warehouses adjacent to the Mayfield West Secondary Plan addresses an identified need for additional 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.

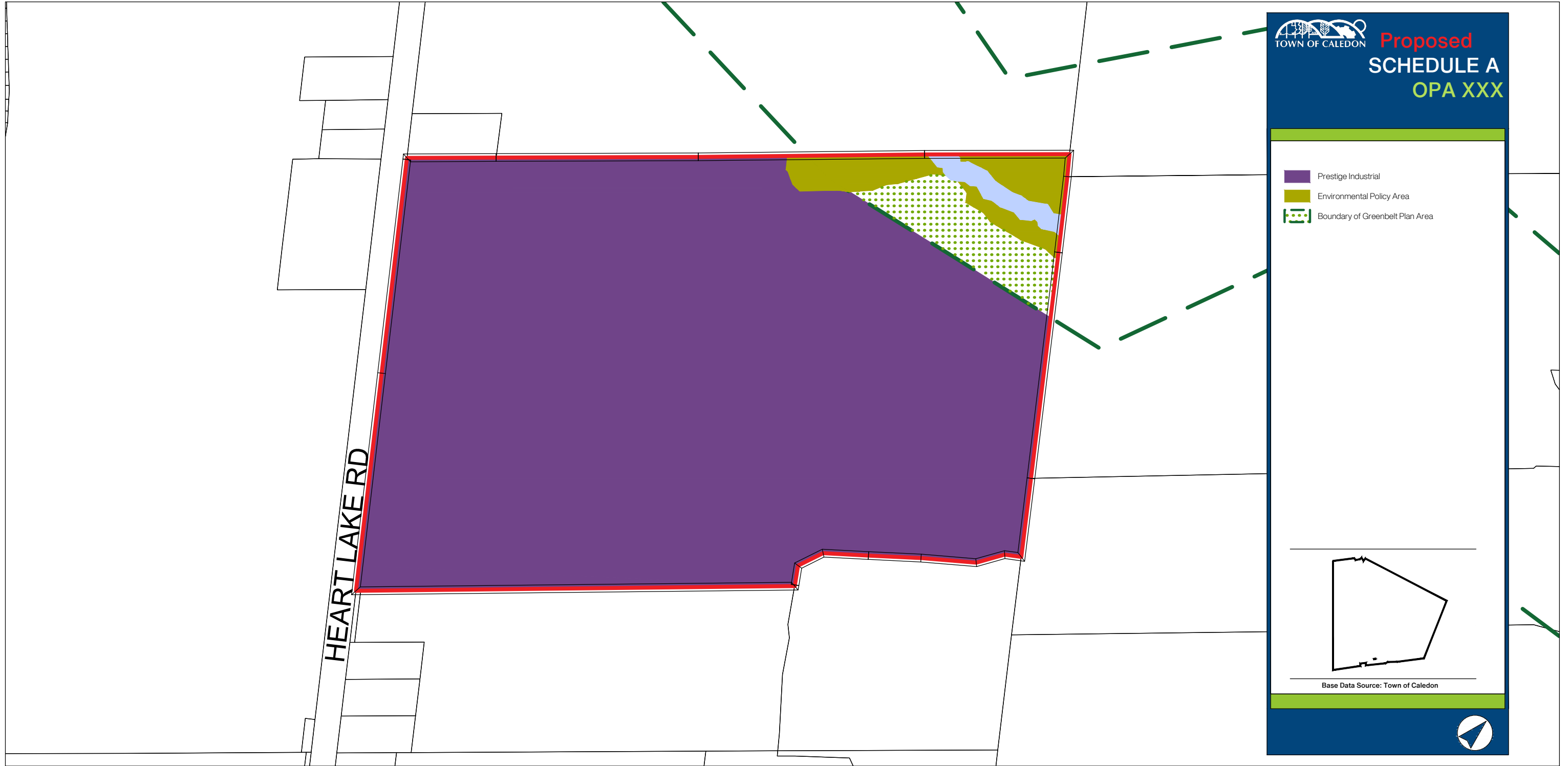
Details of the Amendment

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 Part of Lot 20, Concession 3 East of Hurontario Street, Geographic Township of Chinguacousy, County of Peel, Now in the 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.



Proposed Town of Caledon Official Plan Amendment

12505 Heart Lake Road, Caledon, ON

 12505 Heart Lake Road

DATE 2022-08-10

 **IBI GROUP**
7th Floor - 55 St. Clair Avenue West
Toronto ON M4V 2Y7 Canada
tel 416 596 1930 fax 416 596 0644
ibigroup.com