

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. BL-2023-XXX

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 ____, 20__.**

Annette Groves, Mayor

xxxxxxx, Acting Clerk

**TOWN OF CALEDON
PLANNING
RECEIVED**

April 14,2023

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.

DRAFT

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 Schedule “A” Land Use Plan and Schedule “N” Tullamore Land Use Area of the Town of Caledon Official Plan by redesignating the lands subject to this Amendment from “Prime Agricultural Area” and “Environmental Policy Area” to “Prestige Industrial”, “General Industrial”, “Rural”, and “Environmental Policy Area”.

Location:

Part of Lot 17, Concession 6 EHS (Chinguacousy); Road Allowance between Lots 17 and 18, Concession 6 EHS (Chinguacousy); Part of Lot 18, Concession 6 EHS (Chinguacousy); Part of Lot 19, Concession 6 EHS (Chinguacousy); Part of Lot 20, Concession 6 EHS (Chinguacousy); except Parts 7 to 18 on 43R-9315, Part 1 on 43R-12084, Parts 1 and 2 on 43R-1832, Parts 1, 2, 3 and 4 on 43R-5852, Parts 1, 3, 4 and 9 on 43R-1415, Parts 1 and 2 on 43R-13428, Parts 1, 2, 3 and 4 on 43R-15152, Part 1 on 43R-15403, Parts 1 and 2 on 43R-18964, Parts 3 and 5 on 43R-19786, Part 1 on 43R-27937, Parts 1 and 2 on 43R-29084, Parts 1, 2, 4 and 5 on Expropriation Plan PR2385790; Town of Caledon; Regional Municipality of Peel and municipally known as 0 Torbram Road and 12245 Torbram Road;

Part of Lot 20, Concession 6 EHS (Chinguacousy) as in VS390469 except Part 16, 43R-19786; Town of Caledon

Part of Lot 20, Concession 6 EHS (Chinguacousy) as in RO1126012 Except Part Lot 1 to 4, 43R-7983; Town of Caledon

Basis:

The basis for this Amendment is contained in Planning Report (PD____), as adopted by Council on _____. The applicant, Tullamore Industrial GP Limited, has requested an amendment to the Town of Caledon Official Plan to permit General Industrial and Prestige Industrial uses on the property in order to facilitate the development of an Industrial business park. A Ministerial Zoning Order was granted for the Subject Lands on September 9, 2022 which rezoned a portion of the subject lands to the Prestige Industrial Zone. An Official Plan Amendment to the Town of Caledon’s Official Plan is now required to bring the Subject Lands into the Town’s settlement area boundary in alignment with the Regional Official Plan and the approved MZO.

A Planning Justification Report was submitted by the applicant in support of the application. The proposed amendment to the Official Plan to permit a significant employment opportunity within the Town of Caledon is consistent with the objectives established in the Strategic Direction and General Policies of the Official Plan.

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. Part of Lot 17, Concession 6 EHS (Chinguacousy); Road Allowance between Lots 17 and 18, Concession 6 EHS (Chinguacousy); Part of Lot 18, Concession 6 EHS (Chinguacousy); Part of Lot 19, Concession 6 EHS (Chinguacousy); Part of Lot 20, Concession 6 EHS (Chinguacousy); except Parts 7 to 18 on 43R-9315, Part 1 on 43R-12084, Parts 1 and 2 on 43R-1832, Parts 1, 2, 3 and 4 on 43R-5852, Parts 1, 3, 4 and 9 on 43R-1415, Parts 1 and 2 on 43R-13428, Parts 1, 2, 3 and 4 on 43R-15152, Part 1 on 43R-15403, Parts 1 and 2 on 43R-18964, Parts 3 and 5 on 43R-19786, Part 1 on 43R-27937, Parts 1 and 2 on 43R-29084, Parts 1, 2, 4 and 5 on Expropriation Plan PR2385790; Part of Lot 20, Concession 6 EHS (Chinguacousy) as in VS390469 except Part 16, 43R-19786; Part of Lot 20, Concession 6 EHS (Chinguacousy) as in RO1126012 Except Part Lot 1 to 4, 43R-7983; Town of Caledon; Regional Municipality of Peel; and municipally known as 0 Torbram Road and 12245 Torbram Road from Prime Agricultural Area and Environmental Policy Area to General Industrial, Prestige Industrial, Rural and Environmental Policy Area, in accordance with Schedule 'A' attached hereto.
2. Section 5.5.3.1 is amended by adding the following subsection 5.5.3.1.1:
 - 5.5.3.1.1 Notwithstanding Subsection 5.5.3.1, the lands identified on Schedule 'A' attached hereto shall be developed in accordance with the following provisions:
 - a) Permitted Uses shall include a mix of Prestige Industrial and General Industrial.
3. Section 5.5.3.2 is amended by adding the following subsection 5.5.3.2.1.:
 - 5.5.3.2.1 Notwithstanding Subsection 5.5.3.2, the lands identified on Schedule 'A' attached hereto shall be designated employment land to achieve the employment forecasts in Table 4.1.
4. Section 5.5.3.9 is amended by adding the following subsection 5.5.3.9.1:

5.5.3.9.1 Notwithstanding Section 5.5.3.9, commercial uses may be permitted on the lands identified designated Prestige Industrial and General Industrial on Schedule 'A' attached hereto provided that:

- a) The commercial use is accessory to an employment use;
- b) The commercial use only serves the industrial area, which may include, but is not limited to a bank or restaurant; or,
- a) The commercial use is not a major retail use.

5. Section 5.5.3.10 is amended by adding the following subsection 5.5.3.10.1:

5.5.3.10.1 Notwithstanding Subsection 5.5.3.10, for the lands identified on Prestige Industrial and General Industrial on Schedule 'A' attached hereto, commercial use shall be permitted adjacent to a provincial highway or arterial road.

6. Section 5.5.3.17 is amended by adding the following subsection 5.5.3.17.1:

5.5.3.17.1 Notwithstanding Subsection 5.5.3.17.1, Employment Areas that abut the City of Brampton or Mayfield Road may be developed as Prestige Industrial or General Industrial in accordance with Schedule 'A' attached hereto.

7. Section 5.5.4 is amended by adding the following subsection 5.5.4.1:

5.5.4.1 Notwithstanding Subsection 5.5.4, accessory open storage areas are permitted on the lands designated Prestige Industrial identified on Schedule 'A' attached hereto.

8. Section 5.5.4.1 is amended by adding the following subsection 5.5.4.1.1:

5.5.4.1.1 Notwithstanding Subsection 5.5.4.1, the following uses shall also be permitted on the lands designated Prestige Industrial and General Industrial identified on Schedule 'A' attached hereto:

- a) Cold storage warehouses;
- b) Accessory open storage areas;
- c) Accessory outside display or sales areas; and
- d) Retail stores in accordance with Subsection 5.5.3.9.1.

9. Section 5.5.5.1 is amended by adding the following subsection 5.5.5.1.1:

5.5.5.1.1 Notwithstanding Subsection 5.5.5.1, the following uses shall also be permitted on the lands designated Prestige Industrial and General Industrial identified on Schedule 'A' attached hereto:

- a) Cold storage warehouses;

- b) Accessory open storage areas;
- c) Accessory outside display or sales areas; and
- d) Retail stores in accordance with Section 5.5.3.9.1.

Implementation and Interpretation

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

FOR DISCUSSION
PURPOSES ONLY



SAVED: 2 April 2018

FILE: S:\POLICY SECTION\GIS\official_plan\mxd\9-april_2018

SAVED BY: bloverock

Proposed Town of Caledon Official Plan Amendment

0 Torbram Road, Caledon, ON

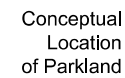
Source: Town of Caledon Official Plan 2018, Schedule N

DATE
MARCH 2023



WESTON
CONSULTING

FOR DISCUSSION
PURPOSES ONLY



0 Torbram Road

DATE
MARCH 2023



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