

TOWN OF CALEDON
PLANNING
RECEIVED

October 31, 2023

AMENDMENT NO. [OPA Number]
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. [OPA Number]
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. [OPA Number] 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

Laura Hall, 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. [OPA Number] of the Town of Caledon Official Plan.

DRAFT

AMENDMENT NO. [OPA Number]

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, Schedule “F” Rural Estate Residential Areas, Schedule “J” Long Range Network, Schedule “K” Road Right-of-Way Widths, Schedule “L” CHPMARA Prioritization Plan, Schedule “N” Tullamore Land Use Area, Schedule “O” Wellhead Protection Areas, Schedule “S” The Greenbelt in Caledon, “Figure 1” Growth Plan Policy Areas in Caledon, “Appendix I” Niagara Escarpment Plan, “Appendix II” Aggregate Resource Fragments, and “Appendix III” Community Improvement Plans 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”.

The purpose of this Amendment is to create a site specific policy to amend Section 5.5 and 7.8 of the Official Plan, to permit Prestige Industrial Uses.

Location:

The lands subject to this Amendment, as indicated on the attached Schedule “A” Land Use Plan, Schedule “F” Rural Estate Residential Areas, Schedule “J” Long Range Network, Schedule “K” Road Right-of-Way Widths, Schedule “L” CHPMARA Prioritization Plan, Schedule “N” Tullamore Land Use Area, Schedule “O” Wellhead Protection Areas, Schedule “S” The Greenbelt in Caledon, “Figure 1” Growth Plan Policy Areas in Caledon, “Appendix I” Niagara Escarpment Plan, “Appendix II” Aggregate Resource Fragments, and “Appendix III” Community Improvement Plans, comprise an area of 194.3 hectares (480 acres) and is located on Part of Lot 17 to 20, Concession 6 EHS (Chinguacousy); Road Allowance between Lots 17 and 18, Concession 6 EHS (Chinguacousy). The property is municipally known as 0 Torbram Road and 12245 Torbram Road and is located within the block west of Airport Road, north of Mayfield Road and east of Torbram Road.

Basis:

The basis for this Amendment is contained in Staff Report [Council Report Number], as adopted by Council on [date of Council Meeting]. 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 subject properties in order to facilitate the construction of an Industrial Business Park comprised of nine buildings and storm water management facilities.

The subject properties are located within the “Prime Agricultural Area” and “Environmental Policy Area”. The “Prime Agricultural Area” permits primarily agricultural uses and high impact agricultural uses and the “Environmental Policy Area” permits legally existing residential and agricultural uses, a building permit on a vacant existing lot of record, portions of new lots, activities permitted through approved Forest Management and Environmental Management Plans, limited extractive industrial, non-intensive recreation, and essential infrastructure.

The applicant is proposing to amend the Official Plan to bring the Subject Properties into the Town’s settlement area boundary in alignment with the Regional Official Plan and the Ministerial Zoning Order that was approved on September 9, 2022.

The applicant has submitted Official Plan Amendment and Draft Plan of Subdivision applications including various technical studies in support of the proposed amendment and development applications. 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. Planning staff has reviewed this application and is of the opinion that the amendment is consistent with the Provincial Policy Statement and conforms to Provincial Plans, Region of Peel Official Plan and Town of Caledon Official Plan as outlined in the Planning Justification Report dated July 2021 and the Planning Justification Report Addendum dated April 2023.

DRAFT

PART B - THE AMENDMENT

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

Details of the Amendment

The Town of Caledon Official Plan is amended as follows:

1. Notwithstanding Section 5.5.3.10, for the lands identified as Prestige Industrial on Schedule "A" attached hereto, commercial use shall be permitted adjacent to a provincial or arterial road

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 of the Plan, Prestige Industrial uses shall be permitted on lands legally described as Part of Lot 17 to 20, Concession 6 EHS (Chinguacousy); Road Allowance between Lots 17 and 18, Concession 6 EHS (Chinguacousy), Town of Caledon, Regional Municipality of Peel, as shown on Schedule "N" Land Use Area attached hereto and in accordance with the Ministerial Zoning Order.

3. Section 5.5.3.2 is amended by adding the following subsection 5.5.3.2.1.

5.5.3.2.1 To achieve the employment forecasts in Table 4.1, a Prestige Industrial designation shall be applied to the lands legally described as Part of Lot 17 to 20, Concession 6 EHS (Chinguacousy); Road Allowance between Lots 17 and 18, Concession 6 EHS (Chinguacousy), Town of Caledon, Regional Municipality of Peel, as shown on Schedule "A" attached hereto.

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 of the Plan, commercial uses may be permitted on lands legally described as Part of Lot 17 to 20, Concession 6 EHS (Chinguacousy); Road Allowance between Lots 17 and 18, Concession 6 EHS (Chinguacousy), Town of Caledon, Regional Municipality of Peel, as shown 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 Section 5.5.3.10 of the Plan, commercial uses shall be permitted adjacent to a provincial highway or arterial road on lands legally described as Part of Lot 17 to 20, Concession 6 EHS (Chinguacousy); Road Allowance between Lots 17 and

18, Concession 6 EHS (Chinguacousy), Town of Caledon, Regional Municipality of Peel, as shown on Schedule "A" attached hereto and in accordance with the Ministerial Zoning Order.

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

5.5.3.17.1 Notwithstanding Section 5.5.3.17 of the Plan, Employment Areas that abut the City of Brampton or Mayfield Road may be developed as Prestige Industrial on lands legally described as Part of Lot 17 to 20, Concession 6 EHS (Chinguacousy); Road Allowance between Lots 17 and 18, Concession 6 EHS (Chinguacousy), Town of Caledon, Regional Municipality of Peel, as shown on Schedule "A" attached hereto.

7. Notwithstanding Subsection 5.5.4.1 of the Plan, the following uses shall be permitted on lands legally described as Part of Lot 17 to 20, Concession 6 EHS (Chinguacousy); Road Allowance between Lots 17 and 18, Concession 6 EHS (Chinguacousy), Town of Caledon, Regional Municipality of Peel, as shown on Schedule "A" attached hereto and in accordance with the Ministerial Zoning Order:

- a) The uses permitted in the Prestige Industrial (MP) Zone in the Zoning By-law;
- b) Cold storage warehouse;
- c) Accessory open storage or sales area;
- d) Accessory outside display or sales area; and,
- e) Retail stores in accordance with Section 5.5.3.9.

8. Notwithstanding Section 5.5.4.3, a secondary plan is not required to permit development on the lands legally described as Part of Lot 17 to 20, Concession 6 EHS (Chinguacousy); Road Allowance between Lots 17 and 18, Concession 6 EHS (Chinguacousy), Town of Caledon, Regional Municipality of Peel, as shown on Schedule "A" attached hereto:

9. Section 7.8.1.2 is amended by adding the following subsection 7.8.1.2.1:

7.8.1.2.1 The Tullamore Industrial/Commercial Secondary Plan includes the lands legally described as Part of Lot 17 to 20, Concession 6 EHS (Chinguacousy); Road Allowance between Lots 17 and 18, Concession 6 EHS (Chinguacousy), Town of Caledon, Regional Municipality of Peel, as shown on Schedule "N" attached hereto.

10. Notwithstanding Section 7.8.5.2, the following uses shall be permitted on lands legally described as Part of Lot 17 to 20, Concession 6 EHS (Chinguacousy); Road Allowance between Lots 17 and 18, Concession 6 EHS (Chinguacousy), Town of Caledon, Regional Municipality of Peel, as shown on Schedule "A" attached hereto:

- a) Cold storage warehouse;
- b) Accessory open storage or sales area;
- c) Accessory outside display or sales area; and,

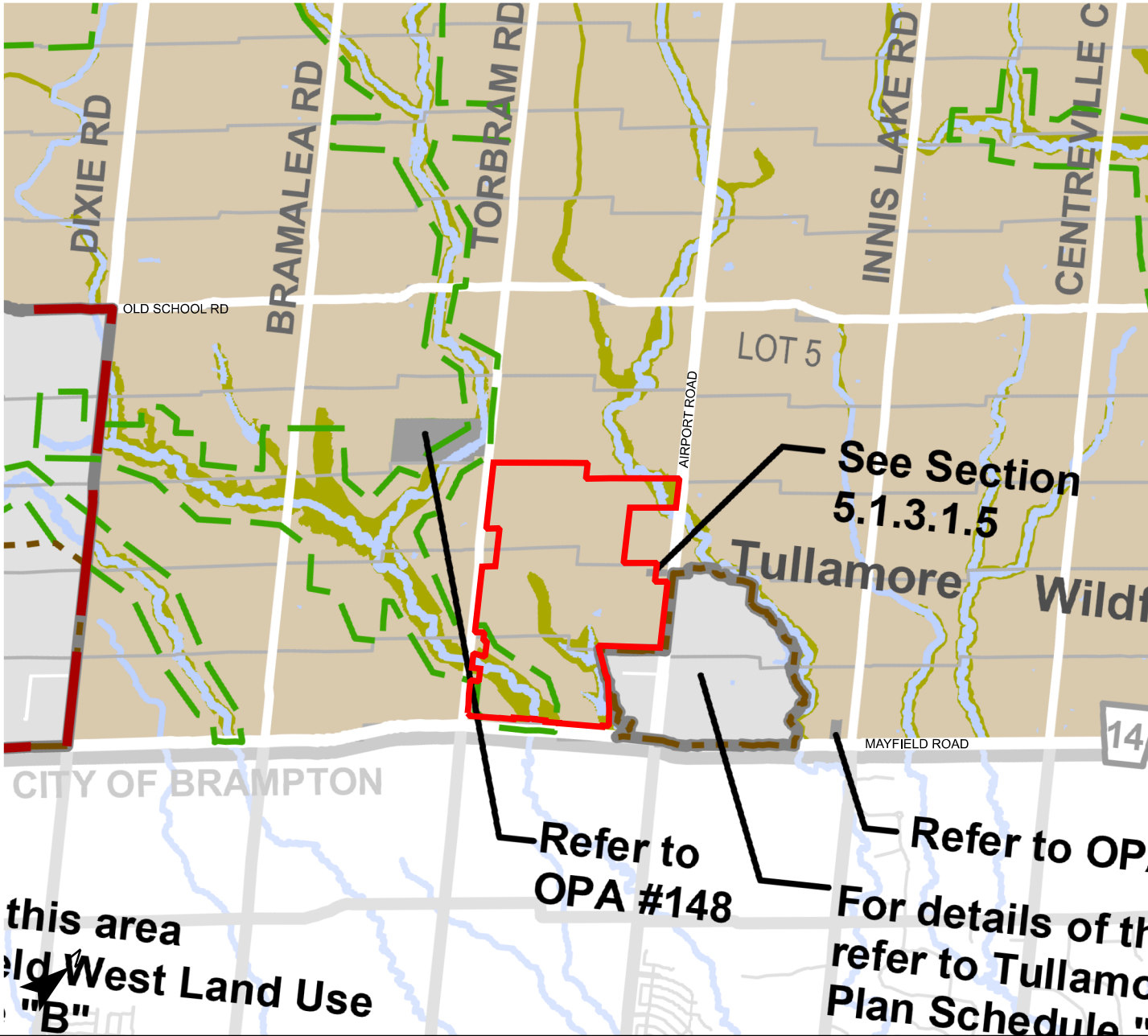
d) Retail stores in accordance with Section 5.5.3.9.

11. Notwithstanding Section 7.8.5.4.3, commercial uses shall be permitted in accordance with Section 5.5.3.9.1 on lands legally described as Part of Lot 17 to 20, Concession 6 EHS (Chinguacousy); Road Allowance between Lots 17 and 18, Concession 6 EHS (Chinguacousy), Town of Caledon, Regional Municipality of Peel, as shown on Schedule “N” attached hereto.
12. Notwithstanding Section 7.8.5.4.4., Open storage shall be permitted on lands legally described as Part of Lot 17 to 20, Concession 6 EHS (Chinguacousy); Road Allowance between Lots 17 and 18, Concession 6 EHS (Chinguacousy), Town of Caledon, Regional Municipality of Peel, as shown on Schedule “N” attached hereto.
13. Notwithstanding Section 7.8.5.4.5, cold storage uses shall be permitted on lands legally described as Part of Lot 17 to 20, Concession 6 EHS (Chinguacousy); Road Allowance between Lots 17 and 18, Concession 6 EHS (Chinguacousy), Town of Caledon, Regional Municipality of Peel, as shown on Schedule “N” attached hereto.
14. Schedule “A” Land Use Plan, Schedule “F” Rural Estate Residential Areas, Schedule “J” Long Range Network, Schedule “K” Road Right-of-Way Widths, Schedule “L” CHPMARA Prioritization Plan, Schedule “N” Tullamore Land Use Area, Schedule “O” Wellhead Protection Areas, Schedule “S” The Greenbelt in Caledon, “Figure 1” Growth Plan Policy Areas in Caledon, “Appendix I” Niagara Escarpment Plan, “Appendix II” Aggregate Resource Fragments, and “Appendix III” Community Improvement Plans of the Town of Caledon Official Plan shall be amended for the lands described as Part of Lot 17 to 20, Concession 6 EHS (Chinguacousy); Road Allowance between Lots 17 and 18, Concession 6 EHS (Chinguacousy), Town of Caledon, Regional Municipality of Peel, in accordance with Schedule “A” attached hereto.
15. Notwithstanding Section 7.8.8, the heritage resource located at 12245 Torbram Road and 12452 Airport Road will be preserved and relocated in the accordance with the Heritage Conservation Plan prepared by GBCA Architects Ltd.

Implementation and Interpretation

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

DRAFT
FOR DISCUSSION
PURPOSES ONLY



Proposed
Schedule A
TOWN OF CALEDON
LAND USE PLAN

- General Agricultural Area
- Prime Agricultural Area
- Rural Lands
- Extractive Industrial Area
- Waste Management Area
- Open Space Policy Area
- Environmental Policy Area
- Estate Residential Area
- Retirement Community Area
- Settlement Area
- Mayfield West Study Area Boundary
- Boundary of Greenbelt Plan Area
- Oak Ridges Moraine Conservation Plan Area
- Niagara Escarpment Plan Area
- Provincial Road
- Regional Road
- Local Road
- Railway
- Caledon Trailway
- Subject Lands

Proposed Town of Caledon Official Plan Amendment
0 Torbram Road, Caledon, ON

Source: Town of Caledon Official Plan 2018, Schedule A

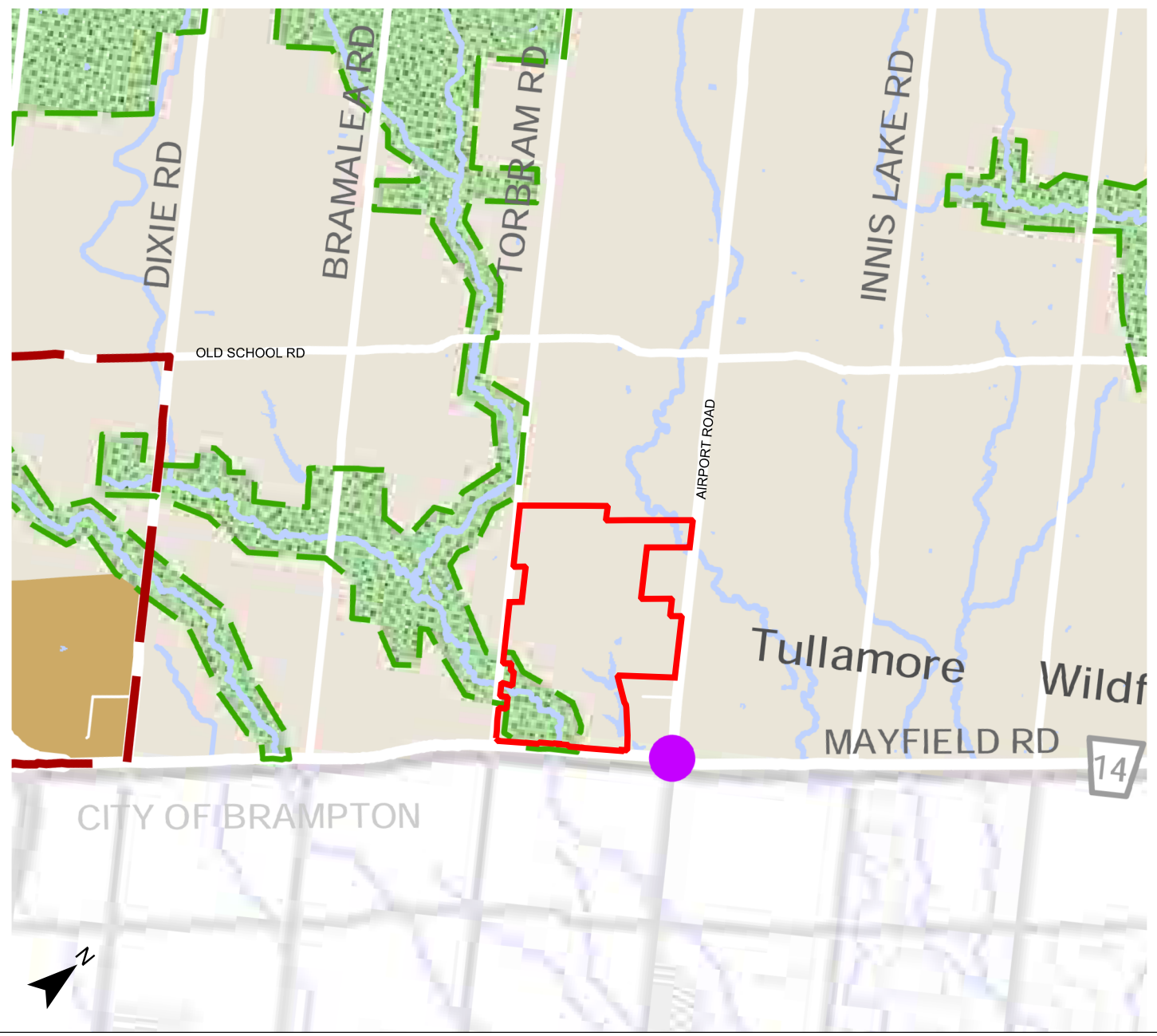
DATE
OCT 2023



WESTON
CONSULTING



DRAFT
FOR DISCUSSION
PURPOSES ONLY



Proposed
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
- Other Designations**
- 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
- Land Use Designations**
- Rural Service Centre
 - Village
 - Hamlet
 - Industrial/Commercial Centre
- Infrastructure**
- Provincial Road
 - Regional Road
 - Local Road
 - Railway
- Subject Lands**

Proposed Town of Caledon Official Plan Amendment
0 Torbram Road, Caledon, ON

DATE
OCT 2023



Source: Town of Caledon Official Plan 2018, Schedule A1



DRAFT

FOR DISCUSSION
PURPOSES ONLY





Proposed
Schedule F
RURAL ESTATE
RESIDENTIAL AREAS

Rural Estate Residential Area

Settlement Area

Provincial Road

Regional Road

Local Road

Railway

Subject Lands

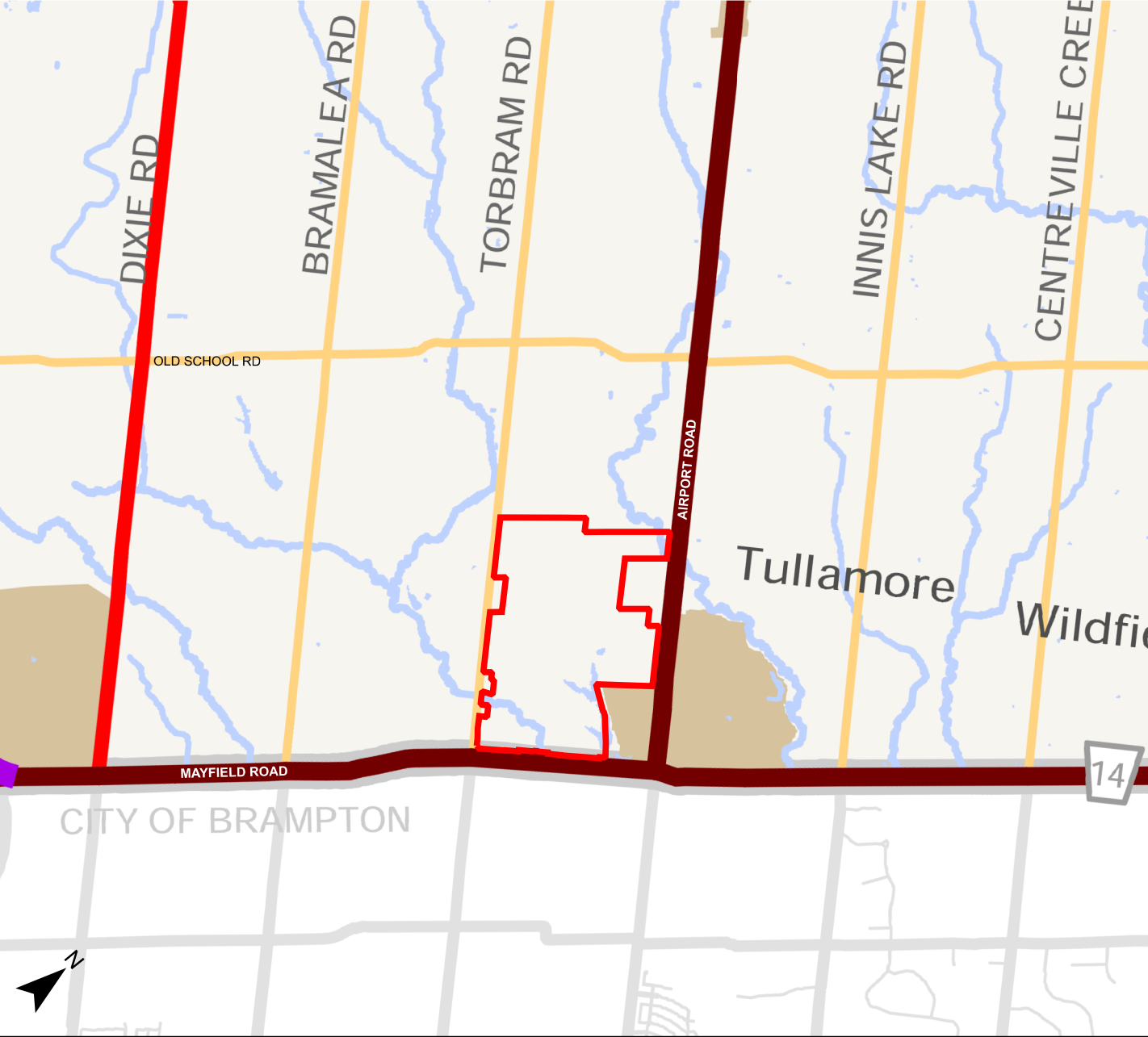
Proposed Town of Caledon Official Plan Amendment
0 Torbram Road, Caledon, ON

Source: Town of Caledon Official Plan 2018, Schedule F

DATE
OCT 2023



DRAFT
FOR DISCUSSION
PURPOSES ONLY



- 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
- Subject Lands

**Proposed Town of Caledon Official Plan Amendment
0 Torbram Road, Caledon, ON**

Source: Town of Caledon Official Plan 2018, Schedule J

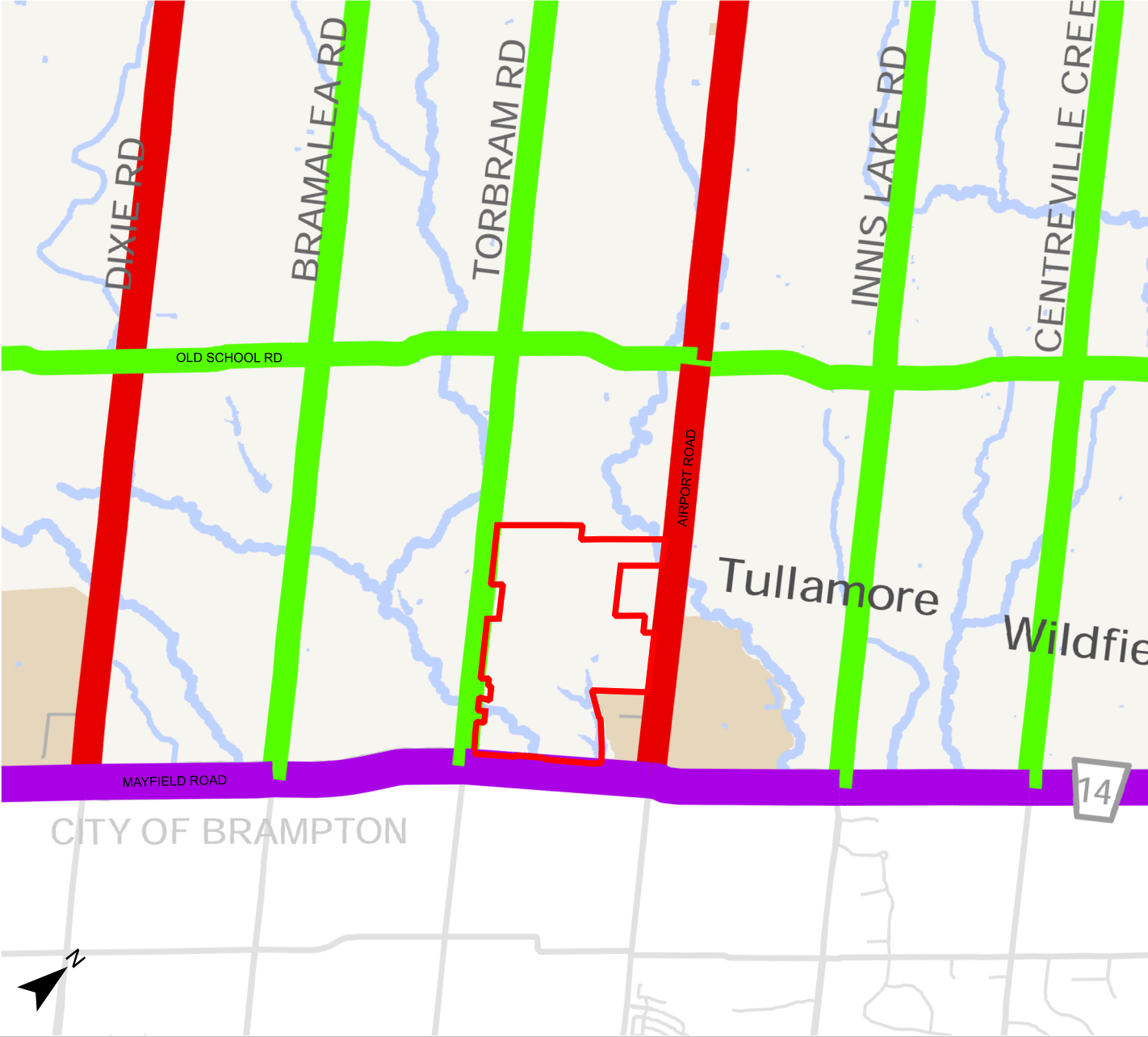
DATE
OCT 2023



WESTON
CONSULTING



DRAFT
FOR DISCUSSION
PURPOSES ONLY



TOWN OF CALEDON
Proposed
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
- Subject Lands

Proposed Town of Caledon Official Plan Amendment
0 Torbram Road, Caledon, ON

Source: Town of Caledon Official Plan 2018, Schedule K

DATE
OCT 2023

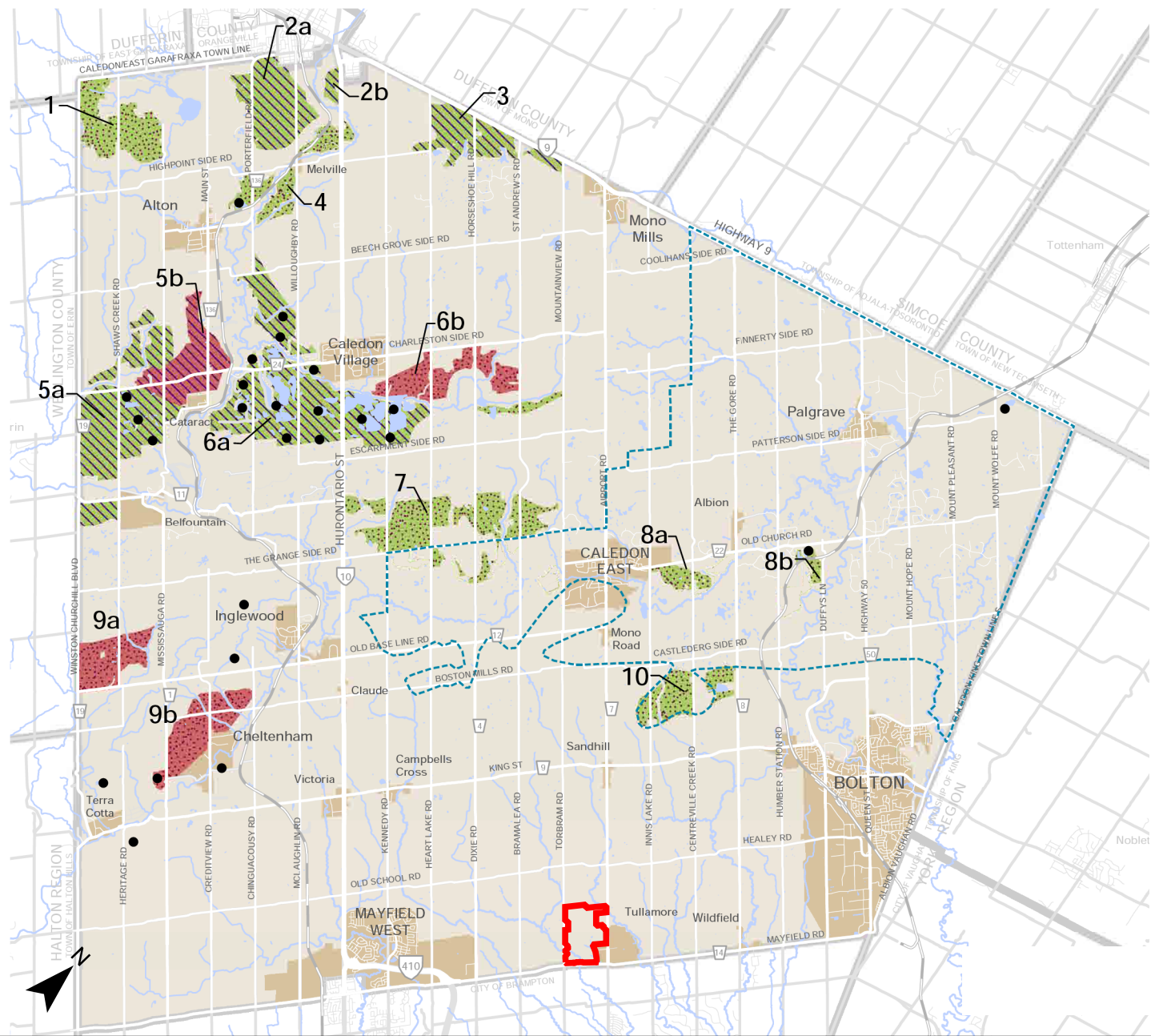


WESTON
CONSULTING



DRAFT

FOR DISCUSSION
PURPOSES ONLY



Proposed
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

Subject Lands

Proposed Town of Caledon Official Plan Amendment
0 Torbram Road, Caledon, ON

Source: Town of Caledon Official Plan 2018, Schedule L

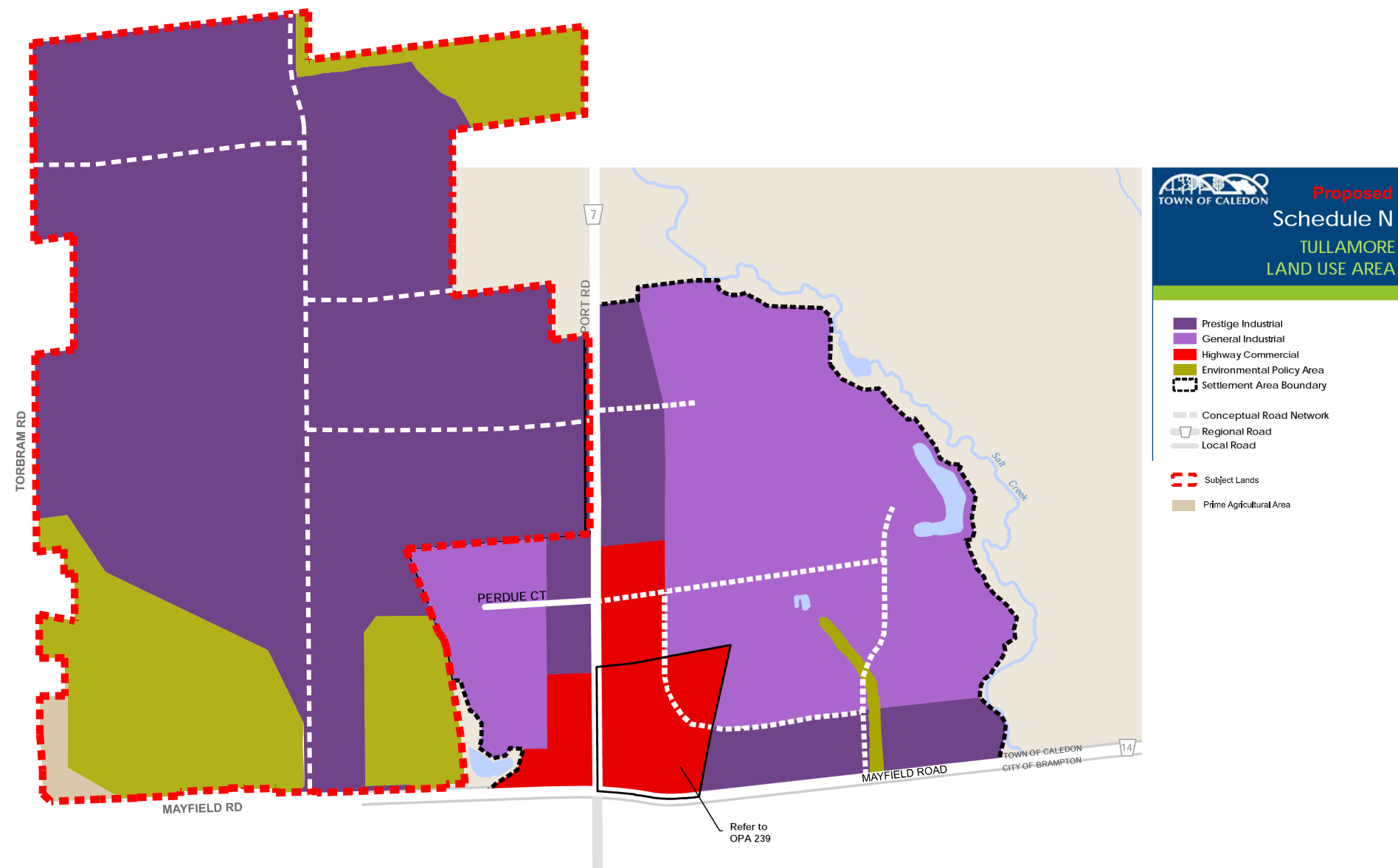
DATE
OCT 2023



WESTON
CONSULTING



DRAFT
FOR DISCUSSION
PURPOSES ONLY



Proposed Town of Caledon Official Plan Amendment
0 Torbram Road, Caledon, ON

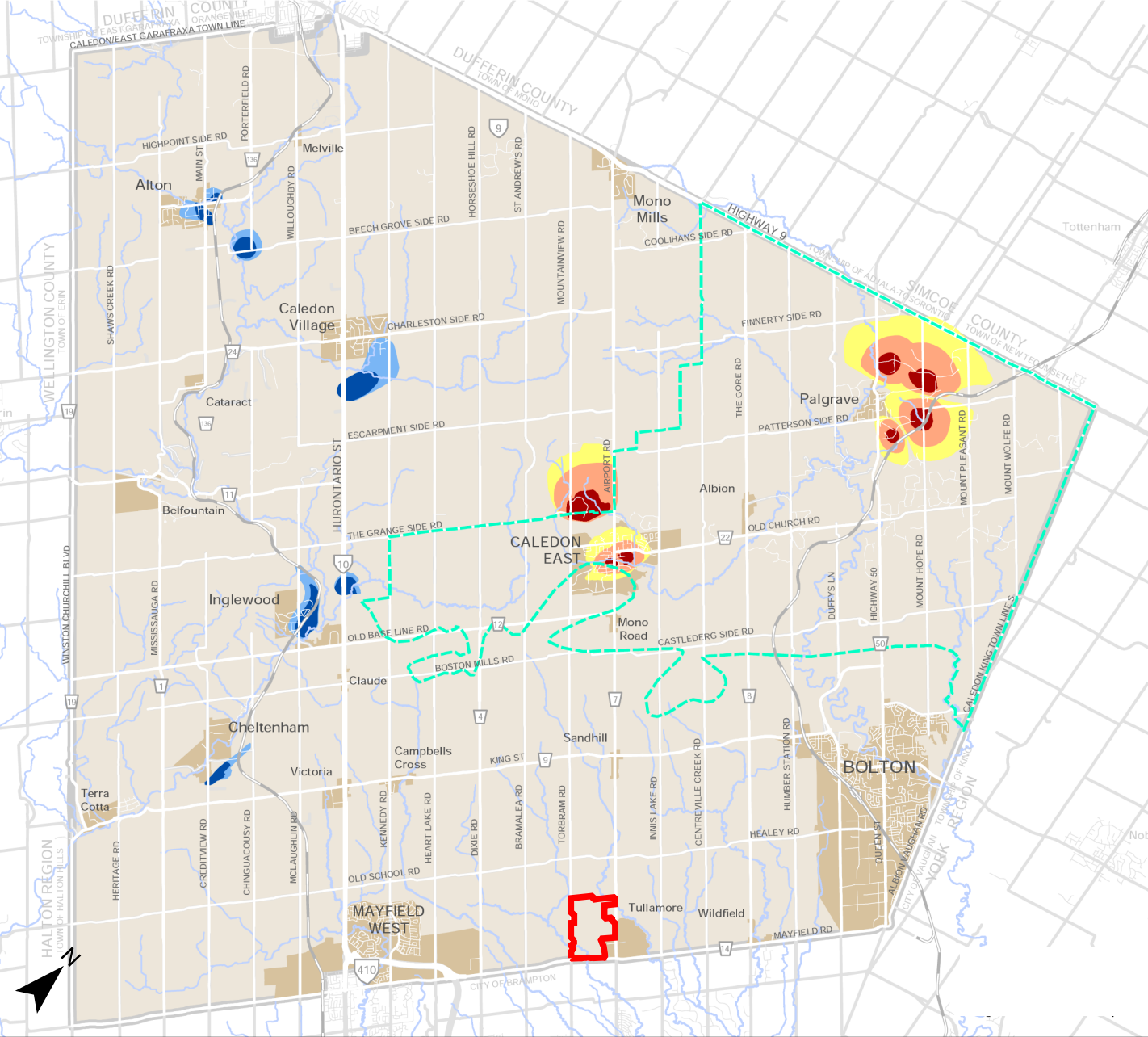
Source: Town of Caledon Official Plan 2018, Schedule N

DATE
OCT 2023



DRAFT

FOR DISCUSSION
PURPOSES ONLY



Proposed
Schedule O
WELLHEAD
PROTECTION AREAS

- 2 Year Protection Area
- 10 Year Protection Area
- 25 Year Protection Area
- 5 Year Protection Area
- 10 Year Protection Area

- Wellhead Protection Areas in Oak Ridges Moraine
- 2 Year Protection Area
 - 10 Year Protection Area
 - 25 Year Protection Area

- Oak Ridges Moraine Conservation Plan Area
- Settlement Area

- Provincial Road
- Regional Road
- Local Road
- Railway
- Subject Lands

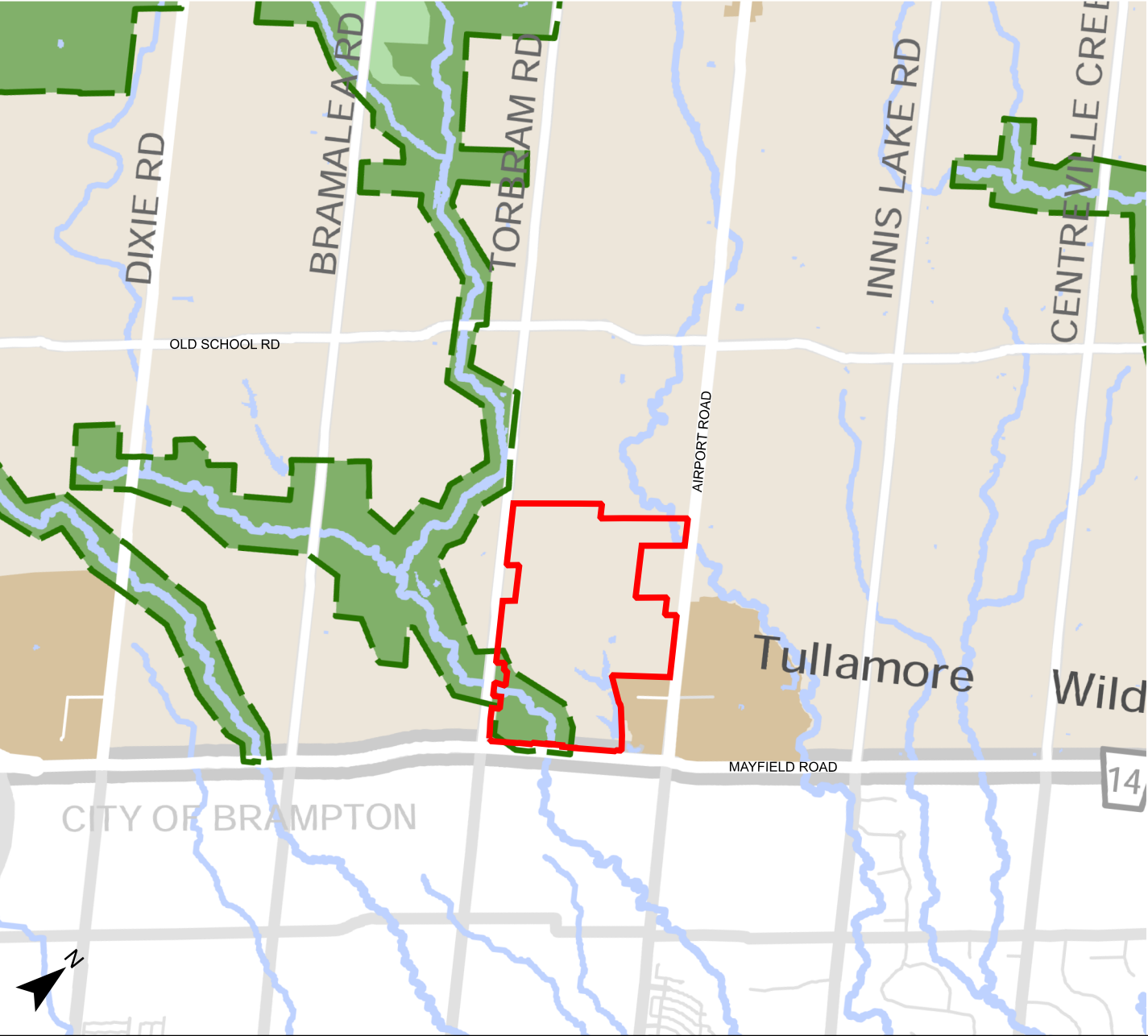
Proposed Town of Caledon Official Plan Amendment
0 Torbram Road, Caledon, ON

Source: Town of Caledon Official Plan 2018, Schedule O

DATE
OCT 2023



DRAFT
FOR DISCUSSION
PURPOSES ONLY



TOWN OF CALEDON

Proposed
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
- Subject Lands

Proposed Town of Caledon Official Plan Amendment
0 Torbram Road, Caledon, ON

Source: Town of Caledon Official Plan 2018, Schedule S

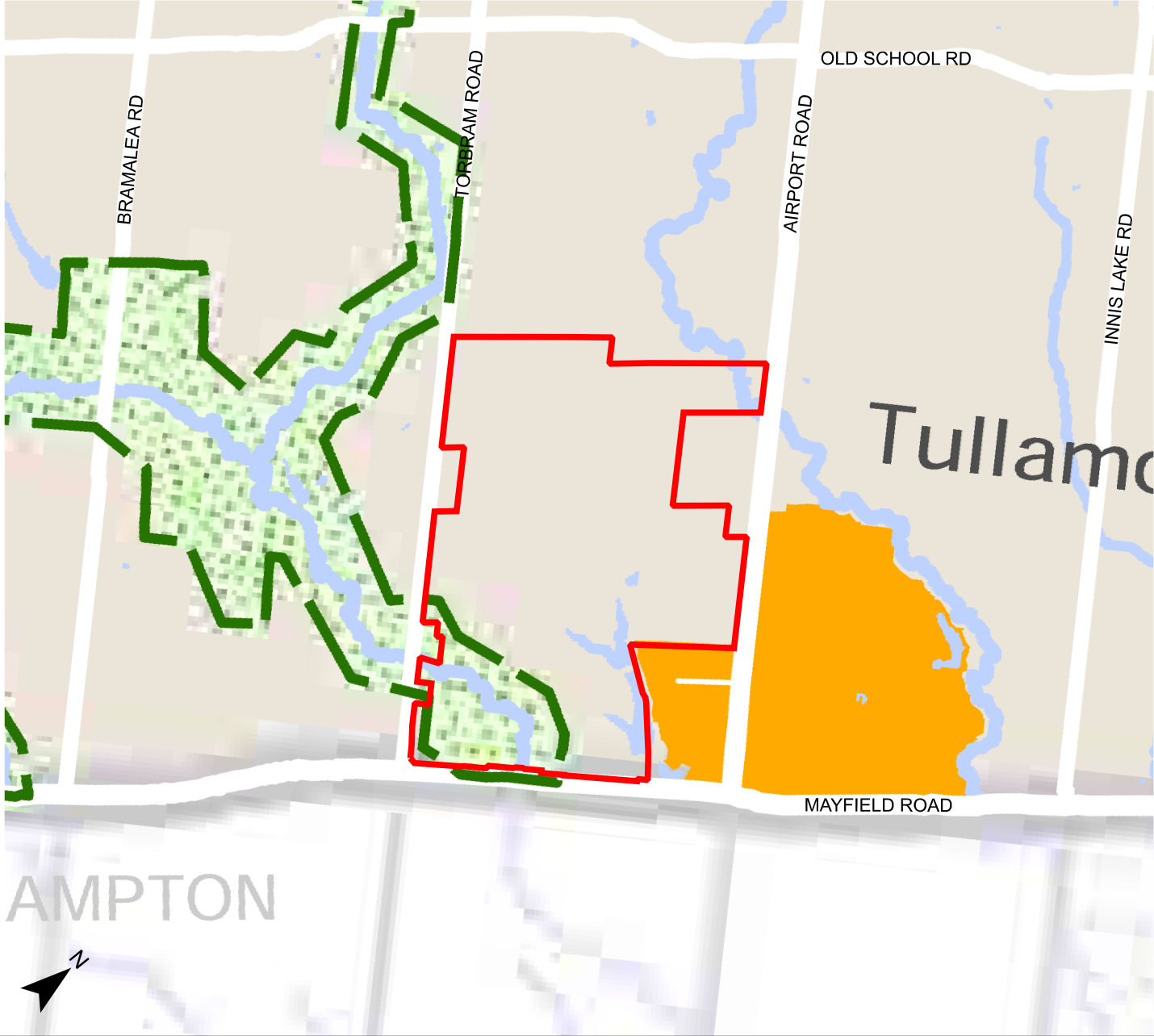
DATE
OCT 2023



WESTON
CONSULTING



DRAFT
FOR DISCUSSION
PURPOSES ONLY



TOWN OF CALEDON
Proposed
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
- Subject Lands

Proposed Town of Caledon Official Plan Amendment
0 Torbram Road, Caledon, ON

Source: Town of Caledon Official Plan 2018, Figure 1

DATE
OCT 2023

















WESTON
CONSULTING



FOR DISCUSSION
PURPOSES ONLY



-  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
-  Subject Lands

Proposed Town of Caledon Official Plan Amendment

0 Torbram Road, Caledon, ON

Source: Town of Caledon Official Plan 2018, Appendix I

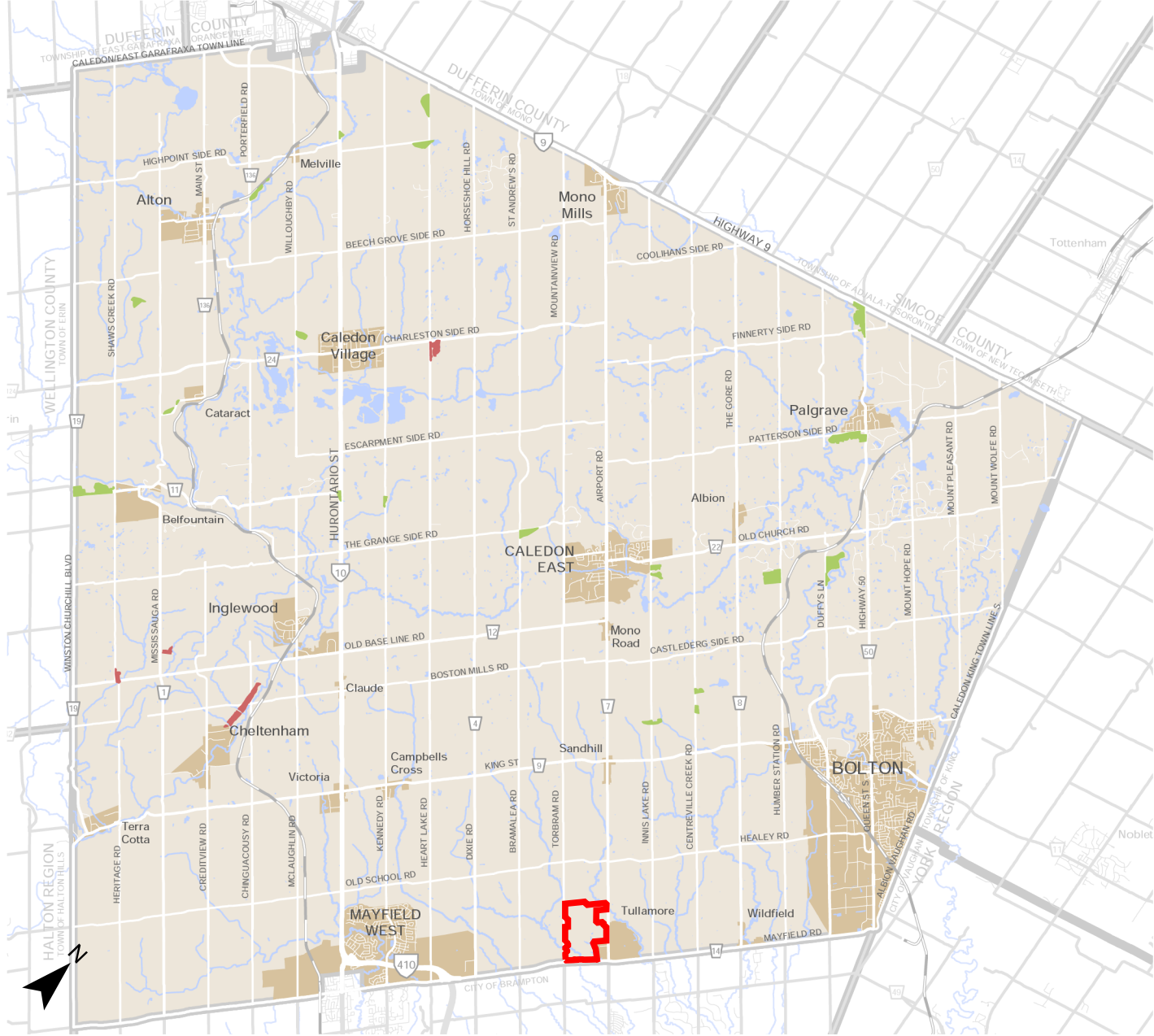
DATE
OCT 2023



WESTON
CONSULTING 

DRAFT

FOR DISCUSSION
PURPOSES ONLY



Proposed
Appendix II
AGGREGATE
RESOURCE FRAGMENTS

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

- Provincial Road
- Regional Road
- Local Road
- Railway
- Subject Lands

Proposed Town of Caledon Official Plan Amendment
0 Torbram Road, Caledon, ON

Source: Town of Caledon Official Plan 2018, Appendix II

DATE
OCT 2023



DRAFT

FOR DISCUSSION
PURPOSES ONLY



Proposed
Appendix III
COMMUNITY
IMPROVEMENT
PLAN AREAS

- Community Improvement Plan Project Area
- Settlement Area
- Provincial Road
- Regional Road
- Local Road
- Railway
- Subject Lands

Proposed Town of Caledon Official Plan Amendment
0 Torbram Road, Caledon, ON

Source: Town of Caledon Official Plan 2018, Appendix III

DATE
OCT 2023

