

**AMENDMENT NO. [OPA Number]**  
**TO THE OFFICIAL PLAN FOR**  
**THE TOWN OF CALEDON PLANNING AREA**

Proposed

**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.

Proposed

## 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 “B” Mayfield West land Use Plan of the Town of Caledon Official Plan by redesignating the lands subject to this Amendment from Prestige Industrial and Academic/Research Campus to Prestige Industrial, Open Space Policy Area and Residential Area.

The purpose of this Amendment is to also create site specific policies to amend the Mayfield West Secondary Plan to include policies on permitted uses, land use compatibility, conceptual road networks and road improvements.

##### **Location:**

The lands subject to this Amendment are municipally known as 12304 Heart Lake Road and are located on the west side of Heart Lake Road, north of Highway 410, as indicated on the attached Schedule “A”. The lands comprise an area of approximately 19 hectares (46 acres) and is located on Part Lot 19, Concession 2 EHS (Chinguacousy).

##### **Basis:**

The basis for this Amendment is contained in Staff Report [Council Report Number], as adopted by Council on [date of Council Meeting].

On July 19, 2022, Town of Caledon Council passed an Interim Control By-law (By-law 2022-071) for the subject lands located on the west side of Heart Lake Road, north of Mayfield Road and Highway 410 in Mayfield West. The Interim Control By-law restricts the use of land within the specified area for a period of one year (to July 19, 2023) to undertake a land use study to review land uses and compatibility, noise mitigation, visual and noise buffering and the transportation network. The Town is undertaking the study.

The proposed Amendment is to redesignate the lands subject to this Amendment from Prestige Industrial and Academic/Research Campus to Prestige Industrial, Open Space Policy Area and Residential Area. The Amendment also creates site specific policies to amend the Mayfield West Secondary Plan to include policies on permitted uses, land use compatibility, conceptual road networks and road improvements.

The applications have been circulated to internal departments and external agencies, and public meeting pursuant to the *Planning Act* was held on May 30, 2023.

## 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. Insert a new Section 7.12.8.7 in numerical order, renumbering all affected sections in numerical order:

7.12.8.7            The lands subject to the Residential Policy Area C overlay on Schedule B are intended to be developed to transition land uses to the Academic/Research campus and/or industrial land uses adjacent to Heart Lake Road. The lands may be permitted for any combination of: open space policy area with a buffer block and trail system, residential area for townhouse development, mixed use development (commercial and residential), general commercial, or prestige industrial land uses.

The following prestige industrial land uses shall not be permitted within this area: cannabis and industrial hemp related uses; dry cleaning or laundry plant; manufacturing, fabricating, printing, processing, assembling and packaging operations; and warehousing and wholesale operations.

The uses permitted shall be identified through a Zoning By-law Amendment, subject to all relevant studies required to ensure that the land uses and overall design of this area are compatible with the adjacent residential area.

2. Insert a new Section 7.12.12.1.5 in numerical order, renumbering all affected sections in numerical order:

7.12.12.1.5        Where the lands on the west side of Heart Lake Road, between the future extension of Larson Peak Road and Abbotside Way are developed for prestige industrial land uses, land use compatibility must be considered and addressed. Implementation of measures to mitigate the impacts on the adjacent residential uses shall be undertaken, including but not limited to transportation systems design, noise attenuation, berms, trails and multi-use pathways, traffic calming measures, entrance designs, fencing, vegetation, landscaping, land uses, building design, building orientation, site design and setbacks.

The lands are intended to be accessed from Abbotside Way and Larson Peak Road.

2. Insert a new Section 7.12.16.4.4 in numerical order, renumbering all affected sections in numerical order:

7.12.16.4.4        A north-south collector road with a 20-26 metre Right-of-Way is shown between Larson Peak Road and Abbotside Way, west of Heart Lake Road. This new collector is required in the general location of the conceptual road network shown on Schedule "B". It is anticipated that this

road will be extended to the north when the adjacent lands are developed.

Heart Lake Road from Mayfield Road to Old School Road is to be widened to become an arterial road with a 36 metre Right-of-Way. Access to Heart Lake Road will be restricted recognizing its function as an arterial road.

To establish these roads and where public infrastructure is required, the lands shall be developed through a Draft Plan of Subdivision. The specific location may be adjusted through a subdivision process, taking into account such matters as the minimization of impact to environmental features, stormwater management requirements, heritage resources, the provision of full municipal services, emergency services and land uses, supported by appropriate studies to the satisfaction of the Town, Region of Peel, Toronto and Region Conservation Authority and Ministry of Transportation.

3. Schedule "B" Mayfield West Land Use Plan of the Town of Caledon Official Plan shall be amended for the lands described as Part Lot 19, Concession 2 EHS (Chinguacousy), Town of Caledon, Regional Municipality of Peel, 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.

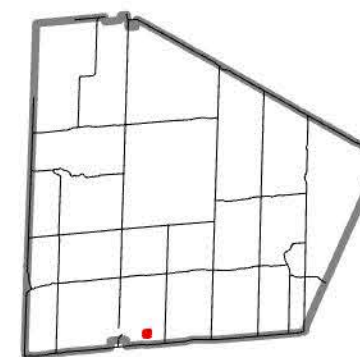


# SCHEDULE B

## OPA-XXX

- Conceptual Road Network
- Lands to be designated  
Academic/Research Campus Area
- Lands to be designated  
Prestige Industrial
- Lands to be designated  
Residential Area
- Lands to be designated  
Residential Policy Area

Town of Caledon;  
Regional Municipality of Peel



0 35 70 140 Meters



Date: 5/10/2023

