

AMENDMENT NO. XXX

TO THE FUTURE CALEDON OFFICIAL PLAN

(OFFICIAL PLAN FOR THE TOWN OF CALEDON PLANNING AREA)

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. XXXX-XXX

A By-law to adopt Amendment No. XXX to the Future Caledon Official Plan (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. XXX to the Future Caledon Official Plan (Official Plan for the Town of Caledon) shall be and is hereby adopted.

**READ THREE TIMES AND FINALLY
PASSED IN OPEN COUNCIL
THIS XXXX DAY OF XXXX, 202X.**

XXXX, Mayor

XXXX, Town Clerk

THE CONSTITUTIONAL STATEMENT

PART A - THE PREAMBLE - does not constitute part of this amendment.

PART B - THE AMENDMENT - consisting of amendments to the Text and Schedules of the Official Plan for the Town of Caledon constitutes Amendment No. XXX to the Future Caledon Official Plan (Official Plan for the Town of Caledon).

AMENDMENT NO. XXX

TO THE FUTURE CALEDON OFFICIAL PLAN

PART A - THE PREAMBLE

Purpose of the Amendment:

The purpose of this Amendment is to amend Schedule “B4” Land Use Designations by redesignating the lands subject to this Amendment from “Prime Agricultural Area” to “Prime Agricultural Area Site-Specific Exception” and amend Schedule “H1” Site Specific Exceptions of the Town of Caledon Future Caledon Official Plan to identify that this site is subject to a site-specific exception to permit a mineral aggregate operation.

Location:

The lands subject to this Amendment are legally described as Part Lot 13, Concession 5, Town of Caledon, Regional Municipality of Peel and municipally known as 17903 Shaws Creek Road.

Basis:

The applicant, Amrize Canada Inc., has requested an amendment to the Town of Caledon Official Plan to permit the development of a mineral aggregate operation on lands identified as being within the Caledon High Potential Mineral Aggregate Resource Areas (CHPMARA) in the Future Caledon Official Plan.

The proposed development of a sand and gravel pit on the subject property is consistent with the overall goals, objectives and policies of the Future Caledon Official Plan to balance and protect the use of mineral aggregates with other goals of the Town.

The following studies have been prepared in support of this application:

Aggregate Resources Act Site Plans	MHBC
Planning Justification Report	MHBC
Agricultural Impact Assessment	MHBC
Air Quality Assessment	Arcadis Canada Inc.
Cultural Heritage Survey	MHBC
Natural Environment Technical Report	Goodban Ecological Consulting Inc.
Level 1 and 2 Hydrogeology and Hydrology Report	WSP Canada Inc.
Maximum Predicted Water Table Report	WSP Canada Inc.
Noise Impact Assessment	HGC Engineering
Stage 1, 2 and 3 Archaeological Assessment	Golder Associates
Transportation Impact Study	Paradigm Transportation Solutions Limited
Visual Impact Report	MHBC

PART B - THE AMENDMENT

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

Details of the Amendment

The Town of Caledon Future Caledon Official Plan is amended as follows:

1. Schedule 'B4' – Land Use Designations of the Town of Caledon Future Caledon Official Plan shall be amended from "Prime Agricultural Area" to "Prime Agricultural Area Site-Specific Exception X" for the lands described as Part Lot 13, Concession 5, Town of Caledon, Regional Municipality of Peel, in accordance with Schedule 'A' attached hereto.
2. Schedule 'H1' – Site-specific Exceptions of the Town of Caledon Future Caledon Official Plan shall be amended to add a site-specific exception for the lands described as Part Lot 13, Concession 5, Town of Caledon, Regional Municipality of Peel, in accordance with Schedule 'B' attached hereto.
3. Section 32.1.X shall be added to the Future Caledon Official Plan:

"For the lands described as Part Lot 13, Concession 5, Town of Caledon, Regional Municipality of Peel, as shown on Schedule H1, a mineral aggregate operation shall be permitted."

Implementation and Interpretation

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