

TOWN OF CALEDON
PLANNING
RECEIVED
December 16, 2022

AMENDMENT NO. XX
TO THE OFFICIAL PLAN FOR
THE TOWN OF CALEDON PLANNING AREA

The CORPORATION OF THE TOWN OF CALEDON

By-Law No. 202X-XX

A by-law to adopt Amendment No. XXX
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. XXX to the Official Plan for the Town of Caledon Planning Area shall be and is hereby adopted.

Enacted by the Town of Caledon Council this _____ day of _____, 202X

Mayor

Town 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. XXX to the Official Plan for the Town of Caledon.

AMENDMENT NO. XXX

TO 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 "General Agricultural Area", "Rural Lands" and "Environmental Policy Area" to "Extractive Industrial B Area" and "Environmental Policy Area" to permit the development of a below water mineral aggregate extraction operation and to refine the boundaries of the environmental protection area.

Location:

The lands subject to the Amendment are indicated on the attached Schedule "A" and comprise an area of approximately 262 hectares and are legally described as Part of Lots 15-18, Concession 4 WSCR and Part of Lot 16, Concession 3 WSCR (former Geographic Township of Caledon). The lands are located at the northwest, northeast and southwest intersection of Regional Road 24 (Charleston Sideroad) and Regional Road 136 (Main Street).

Basis:

The basis for this Amendment is contained in staff Report [REDACTED], as adopted by the Planning and Development Committee on [REDACTED] and ratified by Council on [REDACTED]. This application for Amendment to the Town of Caledon Official Plan was made in December 2022 to redesignate the Subject Site from "General Agricultural Area", "Rural Lands" and "Environmental Policy Area" to "Extractive Industrial B Area" and "Environmental Policy Area". This redesignation is required to permit the proposed CBM Caledon Pit / Quarry, which will be new a Pit and Quarry Below Water Operation.

The lands subject to this Amendment are located within the Region of Peel's High Potential Mineral Aggregate Resource Area (HPMARA) and within the Town of Caledon's High Potential Mineral Aggregate Resource Area (CHPMARA). The Region of Peel Official Plan's HPMARA generally identifies lands that include primary and secondary sand and gravel resource areas and bedrock resources located in the Region that are not constrained by significant natural heritage features, Plans of Subdivision, and approved settlement areas. The CHPMARA schedule also identifies high potential mineral aggregate resource deposits for protection for possible future extraction. CHPMARA consist of areas of earth materials including sand, gravel, shale, dolostone, and sandstone as identified generally and categorized in the Aggregate Resources Inventory of the Region of Peel. The proposed development of a below water pit / quarry on the subject property is consistent with the overall goals, objectives and

policies of the Caledon Official Plan, including protecting and providing for the use of mineral aggregates and balancing that with other goals of the Town, recognizing the mineral aggregate resource industry as an important component to the Town's economic base, and identifying and protecting for possible use to make as much of the resource as is realistically possible available for use.

New (below water) aggregate operations, such as the CBM Caledon Pit / Quarry, require a Town of Caledon Official Plan Amendment to redesignate the lands to "Extractive Industrial B Area".

The applicant has submitted Official Plan Amendment and Zoning By-Law Amendment applications, as well as a Class 'A' Licence for Below Water Pit / Quarry extraction to the MNRF. The submissions included various technical studies in support of the proposed applications. The applications have been circulated to internal departments and external agencies and have been the subject of multiple open houses and a formal Public Meeting pursuant to the Planning Act that was held [REDACTED]. Planning staff have reviewed this application and are of the opinion that the proposed amendment is consistent with the Provincial Policy Statement, and conforms to the policies of the Growth Plan, the Greenbelt Plan, the Region of Peel Official Plan and the Town of Caledon Official Plan.

PART B – THE AMENDMENT

This part of the document entitled “Part B – The Amendment” and consisting of the following text and Schedule constitutes Amendment No. **XXX** to the Official Plan for the Town of Caledon.

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 legally described as Part of Lots 15-18, Concession 4 WSCR and Part of Lot 16, Concession 3 WSCR (former Geographic Township of Caledon) and generally located at the northwest, northeast and southwest intersection of Regional Road 24 (Charleston Sideroad) and Regional Road 136 (Main Street) in the Town of Caledon from “General Agricultural Area”, “Rural Lands” and “Environmental Policy Area” to “Extractive Industrial B Area” and ““Environmental Policy Area” in accordance with Schedule ‘A’ attached hereto.

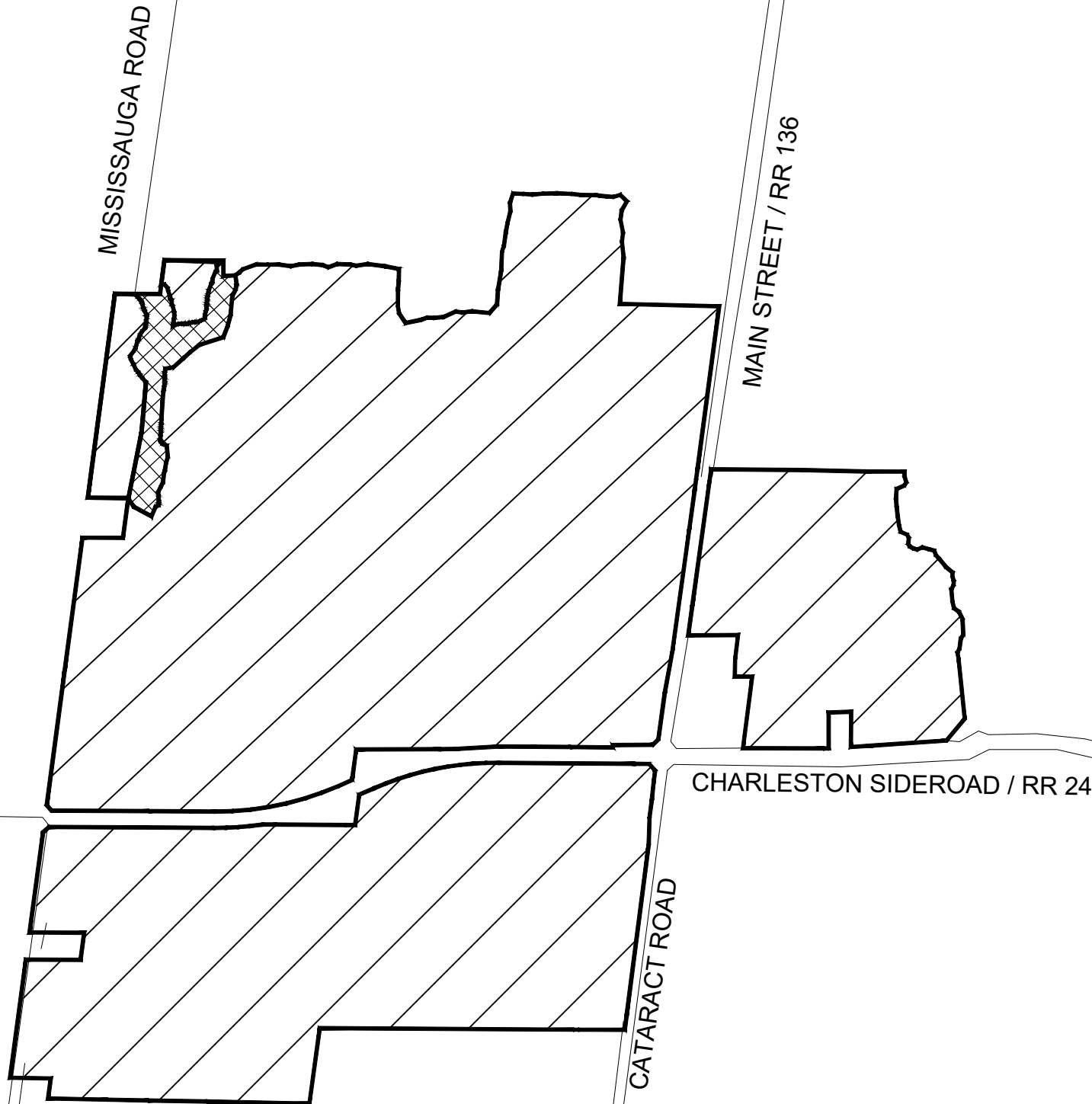
Implementation and Interpretation

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



SCHEDULE A OPA No. XX

-  **Subject Lands**
-  **Lands To Be Designated Extractive Industrial**
-  **Lands to be Designated Environmental Policy Area**



**PART OF LOTS 15-18, CONC. 4,
WSCR AND
PART OF LOT 16, CONC. 3, WSCR
(FORMER GEOGRAPHIC
TOWNSHIP OF CALEDON),
TOWN OF CALEDON, REGION OF
PEEL**

