

TOWN OF CALEDON  
PLANNING  
RECEIVED  
August 8th, 2025

**AMENDMENT NO. [X]**  
**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. [X] 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 "C", "C-5", and "C-7" constitutes Amendment No. **X** 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 the Official Plan and South Simpson Industrial Secondary Plan to extend the Simpson Road Right-of-Way to Mayfield Road within the Rural Service Centre of Bolton and include site specific policies to permit the Channelization of Rainbow Creek.

##### **Location:**

The lands subject to this Amendment, are located on the east side of Coleraine Drive, north of Mayfield Road. The lands comprise an area of 23.6 hectares (58.32 acres). The subject lands are comprised of 12 individual parcels. They are legally described as:

1. Part of Lot 1, Concession 6 (Albion) as in RO1058982, Except Part 1, Exprop. Plan PR1156810; Town of Caledon; Regional Municipality of Peel.
2. Part of Lot 1, Concession 6 (Albion) as in RO1022956 Save & Except Part 12, 43R30557; Town of Caledon; Regional Municipality of Peel.
3. Part of Lot 1, Concession 6 (Albion) as in VS251686 S/E Part 11 on 43R30557; Town of Caledon; Regional Municipality of Peel.
4. Part of Lot 1, Concession 6 (Albion) as in VS305192, Except VS140539 & RO768473 & Part 11, 43R30567; Town of Caledon; Regional Municipality of Peel.
5. Part of Lot 1, Concession 6 (Albion) as in RO1002233 ; S/T AL18934; Town of Caledon; Regional Municipality of Peel.
6. Part of Lot 1, Concession 6 (Albion) as in, des as Part 3, 43R32249; Save & Except Parts 1 & 3, 43R37291; Town of Caledon; Regional Municipality of Peel.
7. Part of Lot 1, Concession 6 (Albion), as in VS311533, Save & Except Part 1 Expro Plan PR1221065; Town of Caledon; Regional Municipality of Peel.
8. Part of Lot 1, Concession 6 (Albion) as in RO533490, Except Part 1, Exprop. Plan. PR1156812; Town of Caledon; Regional Municipality of Peel.
9. Part of Lot 1, Concession 6 (Albion), des as Part 1 & 2 on Plan 43R12845, Save & Except Parts 15 & 16, 43R30567 And Parts 1 & 3 on Expropriation Plan PR3514589 Subject to an Easement Over Part of Lot 1 Concession 6, des as Part 2 on Expropriation Plan PR3514589 as in PR3514589; Town of Caledon; Regional Municipality of Peel.
10. Part of Lot 1, Concession 6 (Albion) as in RO768473; S/T AL18934; Town of Caledon; Regional Municipality of Peel.
11. Part of Lot 1, Concession 6 (Albion), as in RO794310 Save & Except Part 12, 43R30567; Town of Caledon; Regional Municipality of Peel.
12. Part of Lot 1, Concession 6 (Albion), Part 1, Plan 43R-41070; Town of Caledon; Regional Municipality of Peel.

##### **Basis:**

The basis for this Amendment is contained in Staff Report [Council Report Number], as adopted by Council on [date of Council Meeting]. An amendment to the Town of Caledon Official Plan is requested to permit the extension of Simpson Road to Mayfield Road to improve access, circulation, and facilitate the overall development of the lands.

The Subject Lands are located within an Employment Area and designated “Prestige Industrial” and “General Industrial”. The “Prestige Industrial” and “General Industrial” designations permit primarily industrial uses in accordance with Section 5.3.3 of the Caledon Official Plan. The applicant is proposing to amend the Official Plan to extend the Simpson Road Right-of-Way to Mayfield Road within the Rural Service Centre of Bolton, and to redesignate lands proposed for an open watercourse channel to Environmental Protection Area.

Official Plan Amendment and Block Plan applications have been submitted, which includes various technical studies in support of the proposed amendment. The amendment is consistent with the Provincial Planning 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 Month 202X and Planning Justification Addendum Letter dated Month 202X.

DRAFT

## **PART B - THE AMENDMENT**

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

### **Details of the Amendment**

The Town of Caledon Official Plan is amended as follows:

1. Section 7.9.6 is amended by adding the following subsection 7.9.6.3
  - 7.9.6.3 Notwithstanding Policy 7.9.6.2, the Rainbow Creek Tributary channel is permitted to have a culvert extension from the upstream SWM pond downstream to an open channel that will extend to Mayfield Road. This is pursuant to the completion of the following:
    - a) Environmental Impact Study
    - b) Hydraulic Assessment
    - c) Fluvial Geomorphology Assessment
    - d) Hydrogeological Assessment
    - e) Update to the approved South Bolton Industrial Park Secondary Plan Area Master Environmental Servicing PlanTo the satisfaction of the Town of Caledon.
2. Schedule "C" Bolton Land Use Plan of the Town of Caledon Official Plan shall be amended to redesignate lands from Prestige Employment to Environmental Policy Area, in accordance with Schedule "C" which forms part of this Amendment.
3. Schedule "C" Bolton Land Use Plan of the Town of Caledon Official Plan shall be amended to reflect the extension of Simpson Road to Mayfield Road, in accordance with Schedule "C" which forms part of this Amendment.
4. Schedule "C-5" Bolton Land Use Plan of the Town of Caledon Official Plan shall be amended to redesignate lands from Prestige Employment to Environmental Policy Area, in accordance with Schedule "C-5" which forms part of this Amendment.
5. Schedule "C-5" South Simpson Industrial Secondary Plan of the Town of Caledon Official Plan shall be amended to reflect the extension of Simpson Road to Mayfield Road, in accordance with Schedule "C-5" which forms part of this Amendment.
6. Schedule "C-7" Coleraine West Employment Area Land Use Plan of the Town of Caledon Official Plan shall be amended to reflect the extension of Simpson Road to Mayfield Road, in accordance with Schedule "C-7" which forms part of this Amendment.

### **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 "C" OFFICIAL PLAN AMENDMENT NO. XXX

**SOUTH SIMPSON  
LANDOWNERS GROUP**  
PT LT 1 CON 6 ALBION,  
12155 COLERAINE DRIVE,  
PT LT 1 CON 6 ALBION,  
0 COLERAINE DRIVE,  
8602 MAYFIELD ROAD

PT LT 1 CON 6 ALBION AS IN RO1058982, EXCEPT PT 1, EXPROP. PL PR1156810; CALEDON  
PT LOT 1 CON 6 ALBION AS IN RO1022956 SAVE & EXCEPT PT 12, 43R30557; CALEDON;  
PART LOT 1 CON 6 ALBION AS IN VS251686 S/E PART 11 ON 43R30557, CALEDON;  
PT LOT 1 CON 6 ALBION AS IN VS305192, EXCEPT VS140539 & RO768473 & PT 11, 43R30567; CALEDON;  
PT LT 1 CON 6 ALBION AS IN RO1002233 ; S/T AL18934 TOWN OF CALEDON

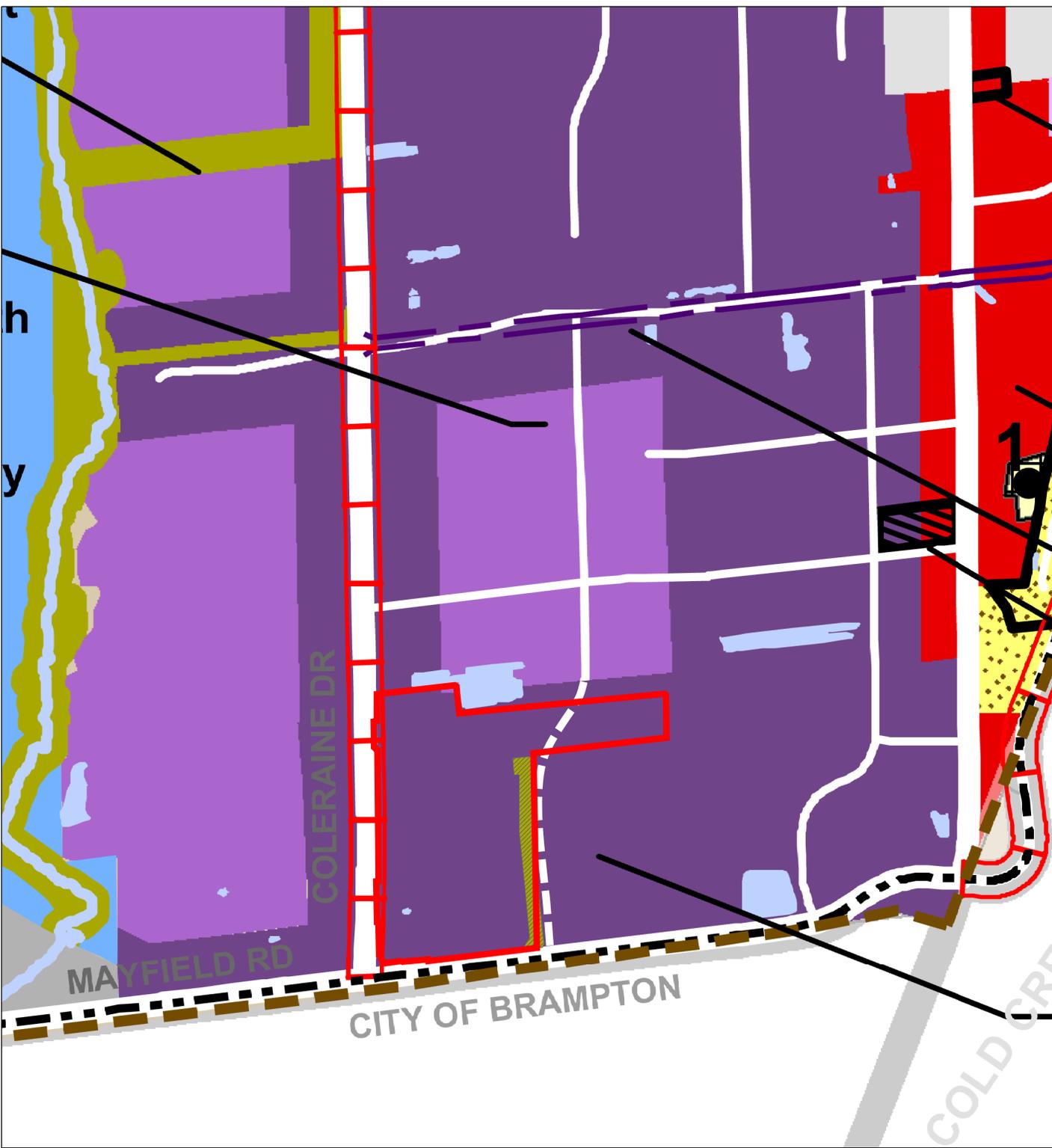
## LEGEND

-  Subject Lands
-  Proposed Extension of Simpson Road to Mayfield
-  Proposed Environmental Policy Area

- |   |  |
|---|--|
|  Prime Agricultural Area             |  Institutional                            |
|  Rural Lands                         |  Special Provisions                       |
|  Low Density Residential           |  Open Space Policy Area                 |
|  Medium Density Residential        |  Environmental Policy Area              |
|  High Density Residential          |  New Employment Area                    |
|  Special Residential               |  Highway 413 Transportation Corridor    |
|  General Industrial                |  Boundary of Greenbelt Plan Area        |
|  Dry Industrial                    |  Oak Ridges Moraine Conservation Plan A |
|  Prestige Industrial               |  2021 Settlement Boundary               |
|  Policy Area - Industrial          |  100 Year Floodline Limit               |
|  Bolton Highway 50 Commercial Area |  Regional Floodline Limit               |
|  Bolton South Hill Commercial Area |  Special Policy Area Boundary           |
|  Bolton North Hill Commercial Area |  Site Specific Area                     |
|  Rural Uses                        |  Bolton Arterial Road Network           |



THE CORPORATION  
OF THE  
TOWN OF CALEDON  
PLANNING DEPARTMENT



# SCHEDULE "C-5" OFFICIAL PLAN AMENDMENT NO. XXX

## SOUTH SIMPSON LANDOWNERS GROUP

PT LT 1 CON 6 ALBION,  
12155 COLERAINE DRIVE,  
PT LT 1 CON 6 ALBION,  
0 COLERAINE DRIVE,  
8602 MAYFIELD ROAD

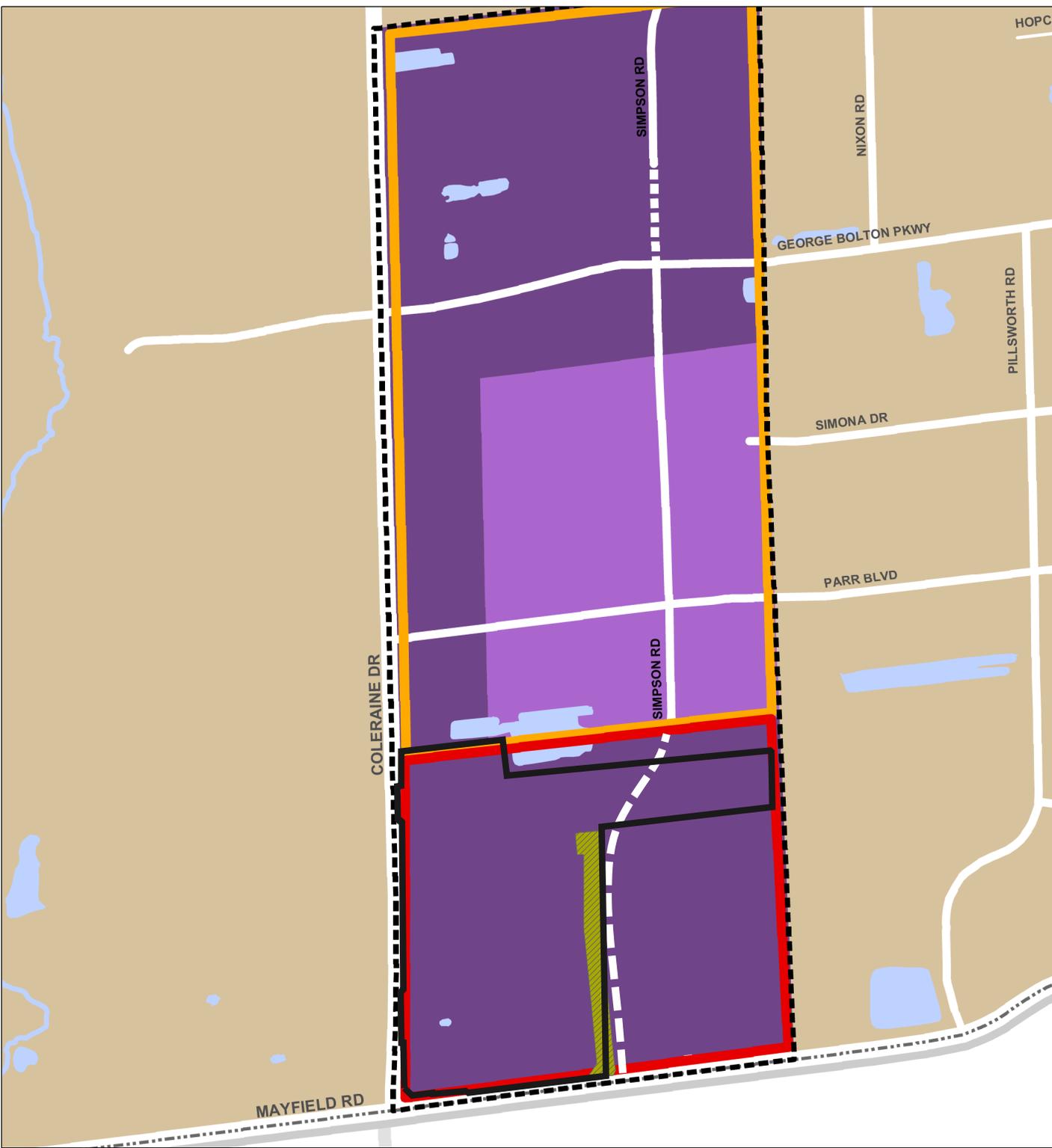
PT LT 1 CON 6 ALBION AS IN RO1058982, EXCEPT PT 1, EXPROP. PL PR1156810; CALEDON  
PT LOT 1 CON 6 ALBION AS IN RO1022956 SAVE & EXCEPT PT 12, 43R30557; CALEDON;  
PART LOT 1 CON 6 ALBION AS IN VS251686 S/E PART 11 ON 43R30557, CALEDON;  
PT LOT 1 CON 6 ALBION AS IN VS305192, EXCEPT VS140539 & RO768473 & PT 11, 43R30567; CALEDON;  
PT LT 1 CON 6 ALBION AS IN RO1002233 ; S/T AL18934 TOWN OF CALEDON

### LEGEND

-  Subject Lands
-  Proposed Extension of Simpson Road to Mayfield
-  Proposed Environmental Policy Area
-  Prestige Industrial
-  General Industrial
-  Secondary Plan Area
-  Phase 1: Secondary Plan Area
-  Phase 2: Secondary Plan Area
-  Bolton Settlement
-  Conceptual Road Network
-  Regional Road
-  Local Road



THE CORPORATION  
OF THE  
TOWN OF CALEDON  
PLANNING DEPARTMENT



# SCHEDULE "C-7"

## OFFICIAL PLAN AMENDMENT NO. XXX

### SOUTH SIMPSON LANDOWNERS GROUP

PT LT 1 CON 6 ALBION,  
12155 COLERAINE DRIVE,  
PT LT 1 CON 6 ALBION,  
0 COLERAINE DRIVE,  
8602 MAYFIELD ROAD

PT LT 1 CON 6 ALBION AS IN RO1058982, EXCEPT PT 1, EXPROP. PL PR1156810; CALEDON  
PT LOT 1 CON 6 ALBION AS IN RO1022956 SAVE & EXCEPT PT 12, 43R30557; CALEDON;  
PART LOT 1 CON 6 ALBION AS IN VS251686 S/E PART 11 ON 43R30557, CALEDON;  
PT LOT 1 CON 6 ALBION AS IN VS305192, EXCEPT VS140539 & RO768473 & PT 11, 43R30567; CALEDON;  
PT LT 1 CON 6 ALBION AS IN RO1002233; S/T AL18934 TOWN OF CALEDON

### LEGEND

-  SUBJECT LANDS
-  Proposed Extension of Simpson Road to Mayfield
-  Prestige Industrial
-  General Industrial
-  Environmental Policy Area
-  Secondary Plan Area
-  O.Reg 210/13 (Minister's Zoning Order) Part of ROPA 28 (Approved by the OMB February 26th, 2016)
-  Bolton Settlement
-  Conceptual Road Network
-  Regional Road
-  Local Road
-  Railway
-  Gateway Feature



THE CORPORATION OF THE  
TOWN OF CALEDON  
PLANNING DEPARTMENT

