

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 Future Caledon 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]

DRAFT

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 "C1", "C2", and "F1" constitutes Amendment No. **X** of the Town of Caledon Future 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 Future Caledon Official Plan to extend the Simpson Road Right-of-Way to Mayfield Road and remove the proposed east-west collector road within the Rural Service Centre of Bolton.

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 extend the Simpson Road Right-of-Way to Mayfield Road within the Rural Service Centre of Bolton. No changes to land use designations are proposed.

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. Schedule "C1" Town Wide Transportation Network is amended to reflect the extension of Simpson Road to Mayfield Road and the removal of the east west collector road as shown on Schedule C1 to this Amendment.
2. Schedule "C2" Town Wide Right-of-Way Widths is amended to reflect the extension of Simpson Road to Mayfield Road as shown on Schedule C2 to this Amendment.
3. Schedule "F1" Urban System is amended to reflect the extension of Simpson Road to Mayfield and the removal of the east west collector road as shown on Schedule F1 to 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.

DRAFT

SCHEDULE "C1" 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

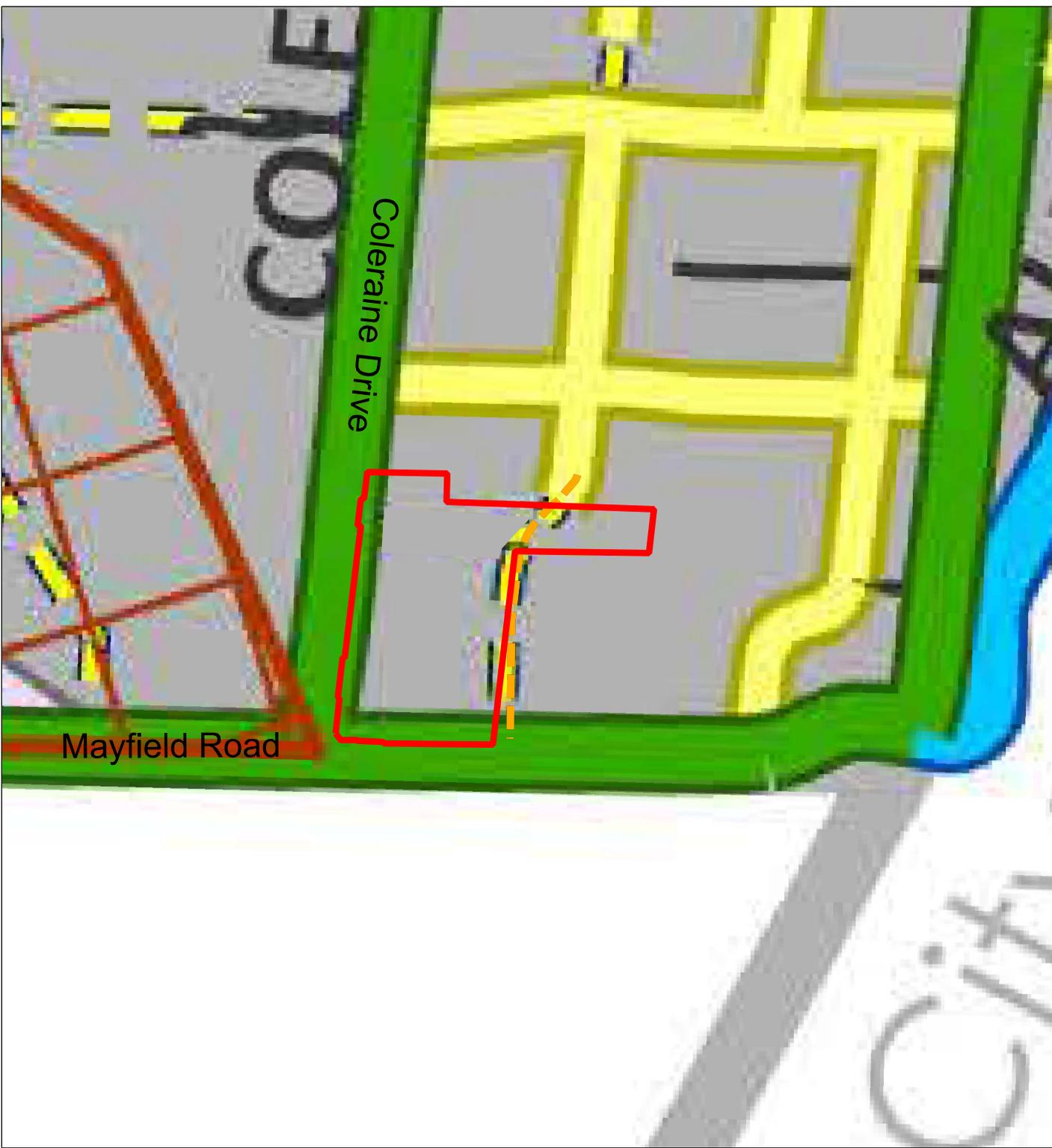
PT LT 1 CON 6 ALBION AS IN RO1058982, EXCEPT PT 1, EXPROP. PL PR1156810; CALEDON
PT LOT 1 CON 6 ALBION AS IN RO1022956 SAVE & EXCEPT PT 12, 43R30557; CALEDON;
PART LOT 1 CON 6 ALBION AS IN VS251686 S/E PART 11 ON 43R30557; CALEDON;
PT LOT 1 CON 6 ALBION AS IN VS305192, EXCEPT VS140539 & RO768473 & PT 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
-  Primary Major Transit Station Area
-  Planned Major Transit Station Area
-  Potential Major Transit Station Area
-  Future Caledon GO Station
-  Brampton-Caledon Airport
-  Provincial Freeway
-  Provincial Highway
-  Regional Arterial
-  Town Arterial
-  Collector Road
-  Conceptual Collector Road
-  Local Road
-  Rail
-  Active Transportation - Trail System
-  Urban Area and Settlement Area
-  Planned Highway 413 Transportation Corridor
-  Planned Highway 413 and NWGTA Transmission Corridor Protection Area



THE CORPORATION
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SCHEDULE "C2" OFFICIAL PLAN AMENDMENT NO. XXX

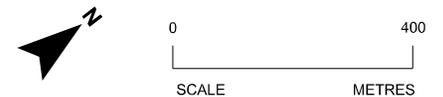
SOUTH SIMPSON LANDOWNERS GROUP

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

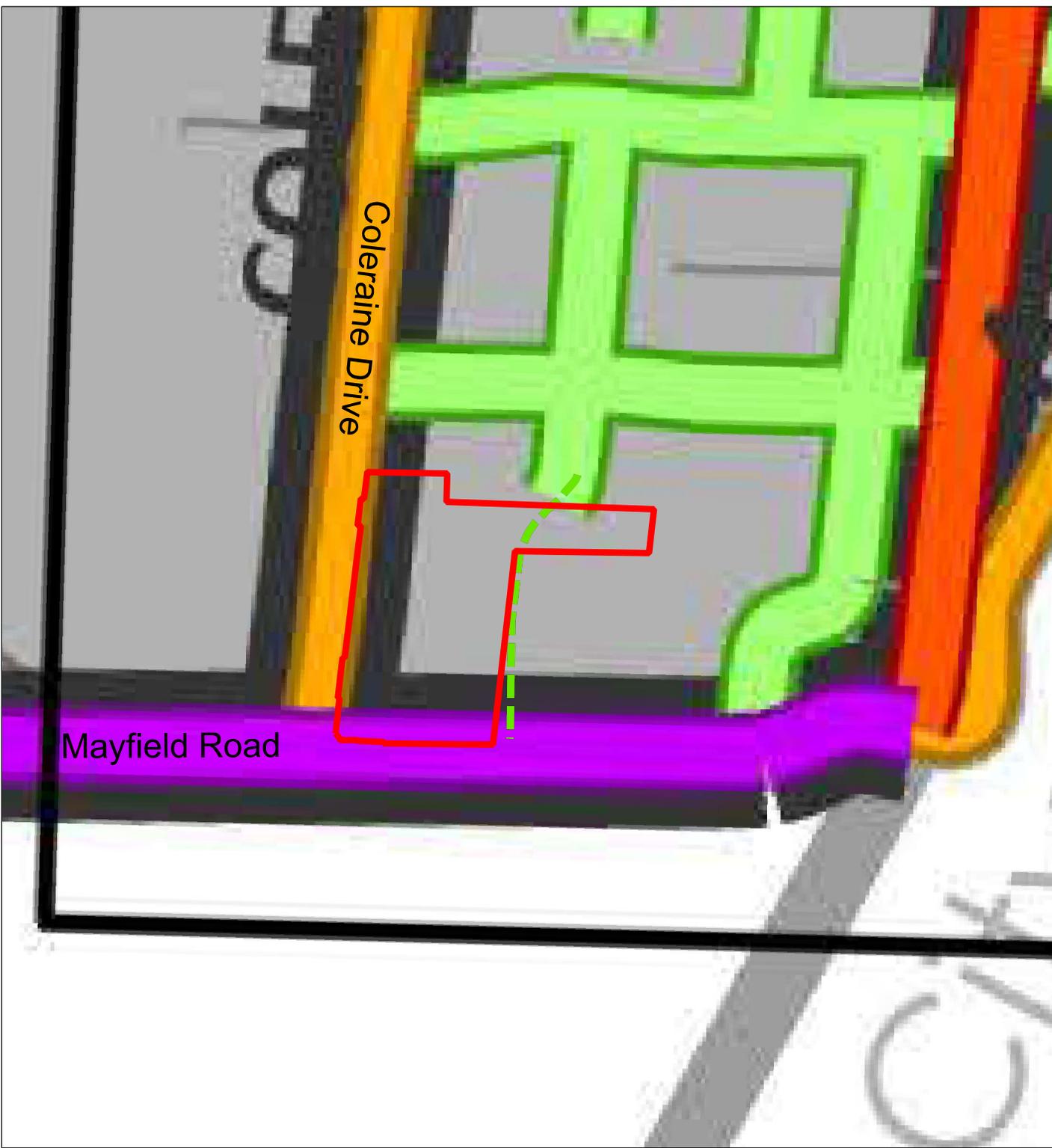
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PR1156810; CALEDON
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PT LT 1 CON 6 ALBION AS IN RO1002233; S/T AL18934 TOWN OF
CALEDON

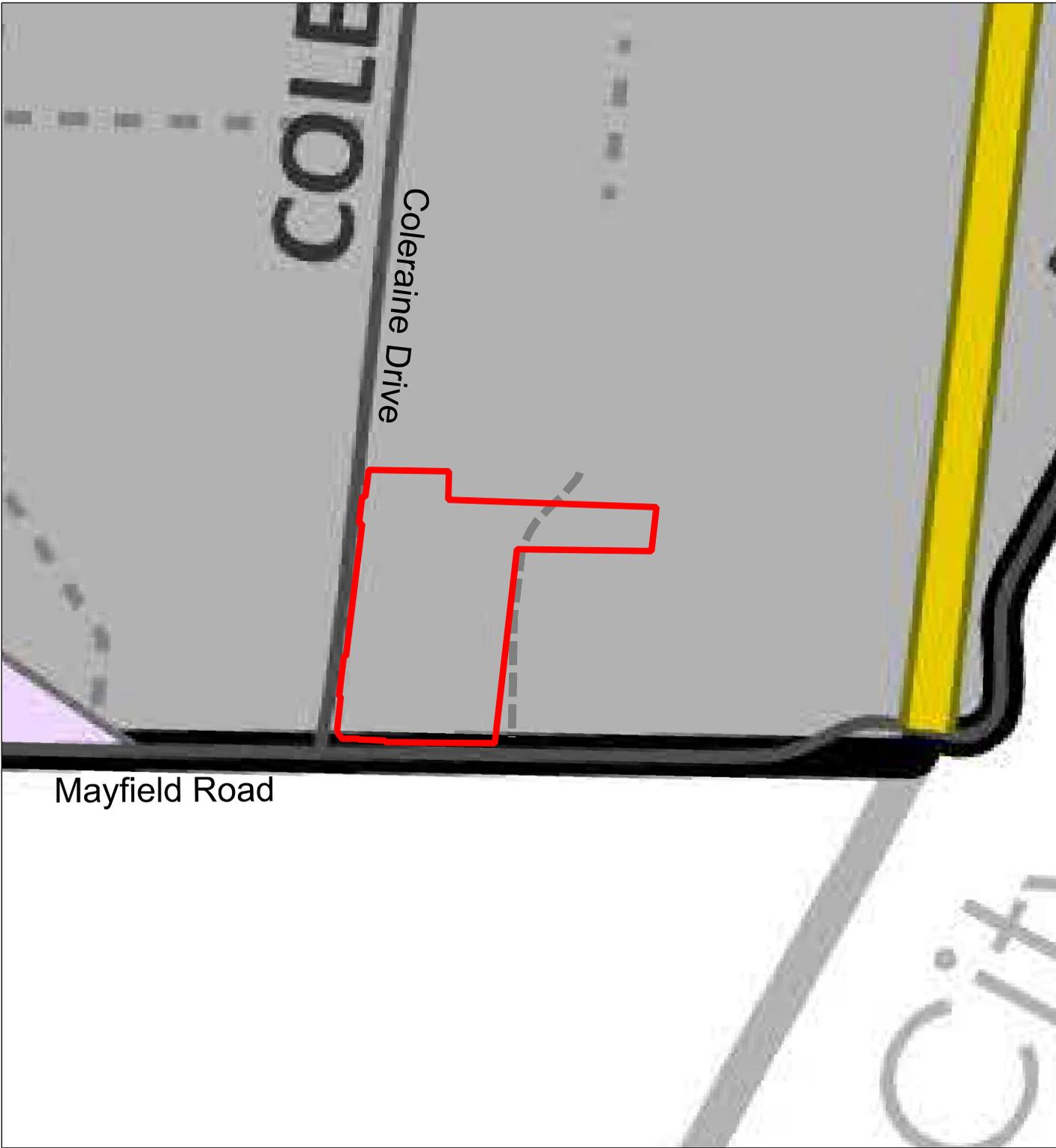
LEGEND

-  SUBJECT LANDS
 -  Proposed Extension of Simpson Road to Mayfield
- Right-of-way Width**
-  20m
 -  22m
 -  26m
 -  30m
 -  36m
 -  45m
 -  50m
- Other Map Elements**
-  Provincial Highway/Freeway
 -  Regional Arterial
 -  Urban Area and Settlement Area
 -  Planned Highway 413 Transportation Corridor



THE CORPORATION
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SCHEDULE "F1"

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
- Urban System**
-  Primary Major Transit Station Area
-  Planned Major Transit Station Area
-  Future Caledon GO Station
-  Brampton-Caledon Airport
-  Downtown Bolton
-  Urban Centre
-  Potential Urban Centre
-  Neighbourhood Centre
-  Urban Corridor
-  Knowledge and Innovation Corridor
-  Conceptual Collector Road
-  Existing Urban Area
-  New Community Area
-  New Employment Area
-  Campbell's Cross Transition Area
- Other Map Elements**
-  Refer to Part A, Section 1.2
-  Rural System (See Schedule E1)
-  Planned Highway 413 Transportation Corridor



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